

DATE AND TIME STAMP  
JUN 29 2022

**NOTICE OF APPEAL OF A  
JACKSONVILLE HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**I. INSTRUCTIONS**

As provided in §307.201, Ordinance Code, any person with standing may appeal a Jacksonville Historic Preservation Commission final order on an application for a Certificate of Appropriateness to the City Council. An appeal must be filed **within 21 calendar days** of the effective date of the final order granting, granting with conditions, or denying a Certificate of Appropriateness. To appeal a Commission final order on an application for a Certificate of Appropriateness, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (*see* Section III) and appropriate fees (*see* Section IV). A copy of the final order and the list of persons who testified before or wrote to the Commission about the Certificate (*see* Sec. III(1) and (4)) may be obtained from the Historic Preservation Section of the Planning and Development Department, 3<sup>rd</sup> Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida 32202.

**II. NOTICE OF APPEAL**

I, Sonny Redmond, hereby file this Notice of Appeal from the final order of  
PRINT NAME CLEARLY  
the Jacksonville Historic Preservation Commission concerning Certificate of Appropriateness Number 22-27456. I  
am (Please circle one):

- (a)  The person who filed the application for the Certificate of Appropriateness;
- (b) A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied the Certificate of Appropriateness;
- (c) A person, other than a member of the City Council, who provided a written statement or who testified before the Historic Preservation Commission *and* who is suffering or will suffer an adverse effect to an interest protected or furthered by Chapter 307, Ordinance Code. The statement must have been in writing, expressing a position on the merits of the application, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the Chief of the Comprehensive Planning Division or any member of the historic preservation staff or the Commission, with a copy to the Chief of the Comprehensive Planning Division, and which was delivered to and received by the Department by hand delivery, mail, facsimile or e-mail at least two working days prior to the public hearing at which the Commission took final action, or which is read into the record at the public hearing or distributed to the Commission at the hearing with a copy to the staff secretary.

**III. SUPPORTING DOCUMENTS**

To complete your Notice of Appeal, you **must** submit the following documents with this form:

- (1) A copy of the Final Order on the Certificate of Appropriateness you are appealing.  
Attached as Exhibit A is a Copy of the Certified Final Order that is the subject of this appeal.
- (2) You must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission's decision. Please provide this statement in the space below.

The Appellant Amkin Hill Street LLC is the owner of the real property on which the application is made, and seeks to develop and operate an industrial waterfront business as intended by the Comprehensive Plan and Zoning Code. The record requires that the Application be Granted.

•The Property at issue has structural damage such that it cannot be restored. The Commission had the report of a structural engineer and an architect to that end. There is no structural engineer opining otherwise. A separate sheet is attached as Exhibit B, which contains the continuation of the statement of interest.

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below.

**A separate sheet is attached as Exhibit B, which contains the specific errors committed, statement of the case, and applicable citation of law.**

(4) The list of the persons (complete names and mailing addresses), certified by the staff secretary to the Commission, who testified before, or who provided a qualified written statement to the Commission the Commission regarding the subject of the appeal. **(You must pay a \$2.00 notification fee for each person on the list.) See Attached Exhibit C, the Certified List.**

**IV. FILING AND NOTIFICATION FEES**

Section 307.203, Ordinance Code, requires persons appealing Final Orders on Certificates of Appropriateness to pay filing and notification fees. These fees must be paid at the time your Notice of Appeal is filed with the Legislative Services Division or your Appeal will not be accepted. You may include the filing and notification fees in one payment. Make checks payable to TAX COLLECTOR.

**Filing Fee: \$550.00**  
**Notification Fee: \$2.00 for each notification.**

Enclosed with this submission is a check for \$550.00 and a Notification Fee, computed at \$2.00 for each notification in the amount of \$16.00. Copies are attached as Exhibit D, Filing and Notification Fees.

**V. Contact Information**

Please complete the following:

Name (Printed): Cindy Laquidara, Partner  
Akerman LLP

Address: 50 N. Laura Street, Suite 3100  
Jacksonville, FL 32202

Daytime Phone Number: (904) 806-2041

Evening Phone Number: (904) 806-2041

E-mail address: Cindy.Laquidara@akerman.com

**VI. CERTIFICATION**

Please read, sign and date the following statement:

I have read and understand the information contained in this Notice of Appeal. I hereby certify that I have provided all the information required under §307.203, Ordinance Code, I understand that if this Notice of Appeal is incomplete, my appeal will not processed until it is complete, and that it may be rejected for incompleteness. I further certify that all my statements in this Notice of Appeal are true and correct to the best of my knowledge.

  
\_\_\_\_\_  
Signature

6/28/22  
\_\_\_\_\_  
Date

### III. Supporting Documents

(2) You must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission's decision. Please provide this statement in the space below.

- The staff's opinion on a limited restoration of the office does not have the support of a structural engineer and ignores the interdependence of the wharf pilings with the building pilings.
- The Staff misapplied the federal law on restoration, and failed to consider financial or physical impossibility as required. The property is in the Industrial Waterfront Sanctuary. The intended use brings much needed rehabilitations and 300 jobs to the Jacksonville workforce;
- The intended use is one that is necessary to consider under the guidelines, and will resurrect this property from a vacant industrial site to a hive of industrial activity.
- The building has been copied in part in a museum in Jacksonville and is *not in a historic district*.
- the existing order, results in the continued vacancy of this land, and its inability to be used in accordance with the intention of the Jacksonville City Council and the property owner

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below.

Appellant appeals findings and determinations numbered 2 and 3 of the Final Order for this Application COA-22-27456 and thus appeals the denial of the application.

#### A. The Commission's Order Should Be Reversed Because of the Following Errors

1. The Commission failed to interpret properly the structural implication of a severely structurally unsafe wharf, and how that structure ties into the building, which itself is on piling that is deteriorated.
2. The Commission failed to acknowledge and apply the effect of the structural issues identified by the City itself.
3. The Commission did not weigh properly the uncontestable fact that the real property is in a designated industrial waterfront sanctuary. Because of that zoning and land-use designation, any use of the structure in place would encounter the same prohibitive structural defects, and thus the property could not be used for its intended purpose.
4. The Commission failed to address the prohibitive cost of their finding – that an office section of a building that is structurally dependent on the remainder of the building and the wharf could be somehow separated successfully.

5. Staff's opinion that a portion of the building could be saved is contrary to the entire design of the building and contrary to the architect's and professional engineer's findings and conclusions.
6. The architecture that the Commission wishes preserved is preserved in other locations throughout the country, and cannot be preserved on the existing site for the foregoing reasons. Leaving the property to continually crumble and fall into the river is not a solution.

**B. The Staff Report Errors**

**1. The Staff Report cited Jacksonville Ordinance Code Sections 3.07.106(k),(l),(m),(n), and (o). Of those provisions, only (k) and (n) are applicable:**

- (k) provides the general standards for consideration of an application in all categories of applications and landmark designations;
- (l) applies only to certificates of appropriateness for alterations being sought within Historic Districts for Rehabilitating buildings which is not applicable here;
- (m) applies to a certificate of appropriateness for new construction, which is not applicable here;
- (n) applies to this certificate of appropriateness for demolition;
- (o) applies to a certificate of appropriateness for relocation, which is not applicable here.
- (p) is not cited, but addresses undue hardship, which was submitted to the Commission.

**2. Staff erroneously cited the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings Standards.**

- See The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings - Standards, attached as Exh. E.
- These guidelines largely apply to historic designations with tax incentives as the guidelines are promulgated under 36 CFR 67 (discussed below) which is a tax incentives program.
- The Staff report held that they do not address demolition and therefor – in circular reasoning – the building cannot be demolished. Even if these guidelines were applicable to buildings that cannot be rehabilitated, contrary to the Staff's conclusions, the Guidelines require that the Commission consider impossibility, expense, and technical feasibility, expressly stating: "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

- These Standards are authorized by 36 C.F.R. 67, attached as Exh. E. This program however, is a tax program (the full title being Title 36, Part 67, CFR. (entitled "Historic Preservation Certifications Under the Internal Revenue Code.") The Standards themselves were devised to advise federal agencies, and those eligible or listing in the National Register of Historic Places. There is nothing in the record indicating this building is in the National Register of Historic Places.
- The designation referenced to the Secretary is for the issuance of certifications *in connection with certain tax incentives involving historic preservation.*
- No tax incentive for historic preservation has been granted previously or is sought for this property.
- The record shows among other things, that rehabilitation is not feasible, is technically impossible, and not economically viable. One cannot repair the wharf without causing the destruction of the building.
- The staff reports conclusion that an office could be created is counter to their citation of the Standards, as the original structure was not used as an office, and none of the interior has been saved other than the structurally impaired walls.

For all of the above reasons, and those below, the staff report is in error, and the Commission's reliance on it is in error. The Certificate of Appropriateness for Demolition should be issued.

**3. The Staff Report is Contrary to the Application of 307.106(k),(n), and one not cited, (p).**

307.106(k) provides the Commission should consider:

- (1) The effect of the proposed work on the landmark, landmark site or property within an historic district. The effect on the building is to remove the landmark.
  - The property is not within an historic or even an area where pedestrians travel in any significant numbers.
- (2) The relationship between such work and other structures on the landmark site or other property in the historic district;
  - There are no other structures than the one being demolished, and this is not in a historic district;
  - (3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
  - This was erroneously considered. There is another example of this type of structure, it is prevalent in other areas of the country, and it is recognized for its interior structural design, which was novel at the time and allowed

the creation of cost-effective cavernous areas for industrial use, not for the architectural detail on the outside or within the cavernous space.

- Whether the plans may be carried out by the applicant within a reasonable period of time.
- The City is desirous of the development on the industrial waterfront. This project would accomplish that goal. The applicant has a record of successful waterfront development.

The application, therefore, of 307.106(k) provides that the Certificate of Appropriateness for Demolition should be issued. As stated above, the Order, in reliance on the Staff Report, also cites 307.106(n).

307.106(n) is set forth verbatim, below. Given the numerosity of this list, the Appellant's application of each term will be presented in different font, demonstrating that the application of these terms, when applied properly, requires that the Certificate for Appropriateness for Demolition be issued:

- (n) In considering an application for certificate of appropriateness for demolition, the Commission *shall consider* the applicable Historic District Design Regulations, *if any*,<sup>1</sup> and the following additional criteria.

- (1) The historic or architectural significance of the building or structure;

The historic significance is of an architectural and engineering breakthrough, allowing for the construction of large buildings with the use of structural steel, without numerous interior pilings or supports, for industrial use. This was helpful in designing and building machines, such as automobiles, and there are many examples of this architecture in the United States and in Russia and Europe. The architecture is not known for its exterior design or integration with its surroundings.

- (2) The importance of the building or structure to the ambience of the historic district;

This is not in the historic district; this provision is inapplicable.

- (3) The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;

The building could be reproduced; the method of construction is still being used although it has been improved. The purpose of the building is no longer viable, and hence, unlike an historic residential building, it would serve no purpose in reproducing a copy of this in this present location. The exterior is not known for any unique architectural qualities.

---

<sup>1</sup>These design regulations are inapplicable to a demolition by their own terms.

- (4) Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;

There are many large buildings that have adopted the methods of design, and one – the Brumos Collection Museum – that has reproduced it in part, and is open to the public. There are no other such buildings in Jacksonville, although it should be noted that this one lay vacant for many decades and the land use and zoning designations require that it be replaced. These buildings, being numerous at the hey-day of automobile development and production, are not always registered. A quick check of the web shows that there are many such buildings throughout the country.

- (5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be;

This is a key consideration for the property at issue. There are definite plans for the reuse of the property, within the present Industrial Waterfront Sanctuary, with an identified number of jobs and future use. This is an exciting project that revitalizes the industrial waterfront in this area by a developer with a proven record of success.

- (6) The difficulty or the impossibility of saving the building or structure from collapse;

It is impossible. There is an opinion from a well-recognized, licensed, professional engineer, registered as such in the state of Florida, who specializes in waterfront structural design and analysis. He has concluded that the building cannot be saved due to the interconnection of the pilings on which the building is built, and the pilings for the wharf, and the erosion underneath and around those pilings. The building, which is defined by being a monolith, will collapse.

- (7) Whether the building or structure is capable of earning reasonable economic return on its value;

The building cannot meet either criteria as it is structurally unsafe, and hazardous to occupy; the cost of the land and the building does not allow for cost-recovery of other than a negligible, if any, basis, without demolition. Millions have been invested in this property, including in the analysis of the ability to rehabilitate the building. It cannot be done. The property cannot be economically developed without the demolition of the building. The Staff's assessment that the office can be saved was not made by a licensed structural professional engineer, and is contrary to the opinion of E. Morales, P.E. The office is not a separate building; it shares the foundation with the overall building. The foundation cannot be saved. See Exh. F and G – Morales and Pappas Evaluations.

- (8) Whether there are other feasible alternatives to demolition;

The staff found, without any basis, that the office could be saved. They failed to note the absence of any utilities – sewage used to be dumped directly in the River; they generated their own power, and they had a well. Providing these utilities would require the destruction of the foundation – yet another reason that there is no feasible alternative to demolition. As stated in the Morales, P.E. letter, the building and office are one contiguous foundation, inter-related to the wharf. This will not work. The building will collapse. There is, no economically viable alternative, only off-the-cuff assessments by non-engineers that a part of the building could be saved. This, coupled with the erroneous application of the historical guidelines that were drawn to provide tax incentive requirements, requires the Application be granted. Contrary to the staff's conclusion that because they are restoration guidelines, demolition is not an alternative, the guidelines provide that demolition is sometimes necessary and appropriate. See Exh. E – Secretary of the Interior's Standards for Rehabilitation and the Code of Federal Regulations on which it relies, 36 CFR 67, Federal Historic Preservation Tax Incentives Program)

- (9) Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and

This building is not in an historic district. It's dilapidated condition, structural deficiencies, and obstruction to the development of an industrial waterfront demonstrate that it has no significant historic or architectural value. The record demonstrates that the area has long fallen into disuse, that it is an industrial waterfront sanctuary, and that the wharf therefore needs to be rehabilitated. That wharf cannot be rehabilitated without causing the building to fall. Having it fall during construction of the wharf, rather than in a scheduled demolition, creates an unacceptable danger, followed by a clean up that is unacceptably expensive. It would simply be irresponsible to prevent the demolition of this building based upon the expert opinions of E. Morales, P.E. and Pappas (Exh. F and G).

- (10) Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.

Mr. Pappas opines on what is self-evident to the Appellant – there is no economically viable method of preserving the building or any portion of it. And that professional cost-assessment, by this licensed architect and designer, as well as by the Appellant, a successful waterfront developer, is unchallenged in the record. There is no office building to preserve for use – there is one foundation as expressed by the structural engineer. One foundation, that will fall -and with it the building on top of it, including the office. Moreover, the office space sought by staff is not the purpose of this industrial waterfront development. It is not an office park.

**C. Argument and Further Analysis of the Record.**

The Appellant Amkin Hill Street LLC is the owner of the real property on which the application is made, and seeks to develop and operate an industrial waterfront business as intended by the Comprehensive Plan and Zoning Code. That business will bring 300 jobs to the Jacksonville workforce, and resurrect this property from a vacant industrial site to a hive of industrial activity. The Commission, however, seeks to require Appellant to somehow restore a site that has significant structural issues that are themselves structurally connected and dependent on a wharf that must be demolished. The opinion of all experts is that the interdependence results in the collapse of the building once any significant work begins on the wharf. Thus, the Appellant seeks to avoid the wasting of this industrial site, and the potential danger of construction, and to use the property as intended by the foregoing. The expense of attempting to maintain safety and security over a section of this property, as required under the existing order, results in the continued vacancy of this land, and its inability to be used in accordance with the intention of the Jacksonville City Council and the property owner; otherwise holding this property without the ability to develop it is the harm that is sought to be avoided by this Appeal.

**1. Background.**

This property has lain vacant for decades. It is not downtown, or in an historical preservation area – it is in a depressed industrial area badly in need of conversion into a working industrial plant. Amkin Hill Street LLC has expended approximately \$16 million to obtain the site, and has invested considerable funds replacing, failing bulkheads on the adjoining parcels. Amkin cannot begin work on the site at issue as it is the well-reasoned and undisputed opinion of the professional engineer signing off on such work that the work cannot be performed without causing the existing building to collapse.

The City designated this site as historically important in 2003, and the property, being labeled at that point as historic, in a complex waterfront site, with only an industrial use possible, is difficult and expensive to develop. Amkin Hill Street LLC has the ability to reinstate a working waterfront by expending approximately \$15 million – but only if the building that would be destroyed in repairing or reinstating the waterfront can be demolished properly and safely. The decision by the Commission prevents that development.

Photographs are of some value, but limited, in the analysis of the Commission's findings. While the photographs show some level of the significant deterioration and impairment to structural steel, it is the pilings, tied into the waterfront, that are not shown, and that the Commission failed to interpret properly in reaching the decision.

**2. The Commission Credited Mr. Kahn With Greater Impact In This Area Than The Impact He Actually Had.**

The designer, Mr. Kahn, is not one of America's "most notable industrial architects" other than for the creation of the interior design of the building – allowing for large, cavernous spaces. This large, industrial, space, is the space that must be demolished in any event. This is not comparable to Frank Lloyd Wright, whose concepts of spatial design brought lighting, and

connection to the outside environment. Mr. Kahn's designs were about the ability to have large spaces due to the use of – ultimately – steel beams. So it is not the outside brick that made him national recognized; it was the interior that was his architectural signature. Mr. Kahn's work exists throughout the country, with numerous buildings in Detroit, for example.

Further, there is a building in Jacksonville, open to the public for set times each week, inspired by not only Mr. Kahn's design, but the very property at issue in this appeal. Indeed, an event commemorating Jacksonville's Bicentennial anniversary was hosted by the Jacksonville Historical Society in April, 2022 – at the site containing the inspired building, that expressly credits the Old Ford Plant (See page 86 of the attached Jacksonville Magazine, Exh. I) This is open to the public for self-guided tours, Thursday-Saturday, with advance reservations only, for \$15 to \$25 per person. Accordingly, the finding that this dilapidated building that is the Old Ford Plant is the last one in Jacksonville, or Florida, is inaccurate. The preservation of this architecture is here, and is preserved, in this Brumo's Collection.

It is notable that Mr. Kahn's primary work included the training and design of "hundreds of industrial buildings" under the Soviet Union. His organization as a whole designed 19% of all architect designed industrial factories in the U.S. His works continue to exist outside of Jacksonville, Florida. [https://en.wikipedia.org/wiki/Albert\\_Kahn\\_\(architect\)](https://en.wikipedia.org/wiki/Albert_Kahn_(architect))  
<https://www.britannica.com/biography/Albert-Kahn>.

Mr. Kahn designed thousands of buildings, and many that remain in Detroit. *Id.* In fact, he re-set the design such that it became a signature of large industrial buildings – that is, the *structural design*. His importance in this field is the use of structural concrete, and subsequently, structural steel – not the outside of the building, the designs of which have received little or no notoriety. *Id.*

With regard to his work for the Soviet Union in the 1930s, it should be known that the Soviet Union eradicated and systematically attacked the Russian Orthodox Church beginning in 1917. Almost all churches were closed and the clergyman executed or imprisoned. By 1940, with Pope Pius XI's voice joining those raised in approbation, only a handful of churches were left. Finally, Stalin's great purge occurred between 1936-1938. While history has its place, requiring the Appellant to shoulder a burden and lose the value of its property when 1) it was the interior, structural, design for which he was noted is the issue, not the outside appearance and 2) his history was not necessary something to revere when a large part of it was to Stalin's benefit.

Again, these issues are raised as they should have been considered along with the other issues that the Commission balanced in requiring the Appellant to take an action unsupported by engineers (the office cannot be saved), without considering the entire background. The errors in the facts and legal application to those facts are set forth below.

- 3. The Commission's Determination that the Office Could be Preserved Has No Factual Basis in the Record. The Evidence Establishes, Without Contradiction, that the Structure will collapse once Work Begins on the Bulkhead.**

a. The Staff Report erroneously characterized the structure, and concluded, without evidentiary foundation, that the office could be saved.

"The applicant has documented that the bulkhead is failing and needs to be replaced. During repair, it is anticipated that the landmarked structure will collapse." And further stated "The office/administration/showroom portion of the building, closest to the rail line, is in much better condition."

There is no evidence of the condition regarding the office or showroom other than that statement and photographs. There is no recognition that the very structural design for which this particular architect is known – and which still exists throughout Detroit, as well as in other locations.

b. The Secretary's Standards for Rehabilitation Are Inapplicable Where the Structure is Unsound and Cannot be Rehabbed.

The Staff report uses circular reasoning in concluding that because the Act is for Rehabilitation a demolition would run counter to it. The proper interpretation is that the standards for rehabilitation cannot be applied to a building that cannot be rehabilitated. Under the analysis provided in the Report and relied upon by the Commission, the building could (as it will) collapse once the Wharf work begins, and then, with no building, there would be nothing to rehabilitate. The finding that, "in general, staff believes that the production portion of the building is beyond restoration but finds that restoration of the front office is possible" has no support at all in fact. The staff is no qualified to determine whether, despite its construction on pilings and the interaction of the structural aspects of the building with the wharf, the office could be saved. Saving a section of a contiguous building, designed as on structure, is not supported by any engineering detail, and is counter to the very reason that the architect, Kahn, was recognized: for his ability to create a large working space without numerous interior beams. As with the Pantheon, moving a wall affects the entire strength of the building. The structural engineer who examined the Old Ford Motor Company Assembly Plan is a Professional Engineer, specializing in structural waterfront construction issues, Edward Morales, P.E., of Morales Consulting Engineers. The opinion was given on the Old Ford Motor Company Assembly Plant building foundation. This eminently qualified structural engineer has opined that the structural foundation will not hold, and the building will collapse, once work begins on the wharf. (Morales Evaluation, Exh. G).

In order to determine whether the building would collapse, the engineer commissioned and relied in part on an underwater inspection. That inspection showed that the "timber pile supported Wharf around the building included sections with up to 100% section loss and loss of fill material under the building itself." (Morales Evaluation, Exh. G) The engineer even reported that he had been contacted by various potential tenants, but reported to them that the expense was not reasonable.

It is notable that the engineer stated the foundation of the building – which includes the office that the staff thought could be rehabilitated – is resting on untreated timber piles. Only the interior piles were tested – and that was 15 years ago – and found adequate. The issue – at least in 2007 – was that even then the perimeter piles were not structurally intact. In 2013, a structural inspection indicated that there was progressive failure of the timber piles, which then led to the exposure of the interior piles, which needed to remain unexposed to maintain their integrity. Hence, placing

his expertise behind this analysis, Engineer Morales determined that due to the deteriorated condition, the restoration of the building is not structurally feasible. (Morales Evaluation, Exh. G) There is no evidence whatsoever to counter this. Staff, while well-meaning and trained in various aspects, is not qualified to opine that, despite the opinion of a licensed structural engineer, a portion of the building could somehow be retained, simply has no basis in the record. It should be noted, as a P.E., Engineer Morales was required to practice for 5 years, pass an examination to be a Florida Professional Engineer, and maintain continuing educational credits. The "PE" designation is important, and is not held by any staff member writing the report.

**D. Conclusion.**

The Council Should Approve the Issuance of a Certificate for Appropriateness of Demolition.

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOLIO HOLOGRAM



**DR3 ASSET MANAGEMENT, LLC**

1901 HILL ST UNIT B  
JACKSONVILLE, FL 32202-1043  
(229) 220-6050

1327  
63-751/631 10588

PAY TO THE ORDER OF

Jim Overton, Tax Collector

DATE 6-29-22

\$ 566.00

DOLLARS



FOR Demo Appeal Filing Fee  
Ford Asstension Plat



*[Signature]*

⑈0000001327⑈ ⑆063107513⑆ 6858728758⑈

**RECEIPT**

DATE 6/29/22

No. 323409

RECEIVED FROM DR3 Asset Management, LLC \$ 566.00

Five hundred DOLLARS

FOR RENT Notice of Appeal of Historic Preservation Comm

FROM Check # 1327 TO

BY Sharenda Davis

ACCOUNT	
PAYMENT	566.00
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

3-11

**Duval County, City Of Jacksonville**  
**Jim Overton , Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR641932  
 User: Lahmeur, Merriane  
**Generic CR**

Date: 6/29/2022  
 Email: MGLahmeur@coj.net

**Name:** Legislative Services Division  
**Address:** 117 W Duval Street, Suite 430, Jacksonville, FL 32202  
**Description:** Appeal Filing Fee & Notice Fee for COA-22-27456 for property located at 1900 Wambolt Street, submitted by Sonny Redmond, Amkin Hill Street, LLC.

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	566.00	0.00
00111	221001	369050	000000	00000000	00000	0000000	0.00	566.00

**Total Due: \$566.00**

**Jim Overton , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR641932  
**Generic CR**

Date: 6/29/2022

**Name:** Legislative Services Division  
**Address:** 117 W Duval Street, Suite 430, Jacksonville, FL 32202  
**Description:** Appeal Filing Fee & Notice Fee for COA-22-27456 for property located at 1900 Wambolt Street, submitted by Sonny Redmond, Amkin Hill Street, LLC.

**Total Due: \$566.00**

June 28, 2022

**VIA HAND DELIVERY**

Jessica B. Mathews, MPA-Chief of Legislative Services  
City of Jacksonville/Legislative Services Division  
117 W. Duval Street, Ste. 430  
Jacksonville, FL 32202

RE: Notice of Appeal of a Jacksonville Historic Preservation Commission Certificate of Appropriateness

Dear Ms. Matthews:

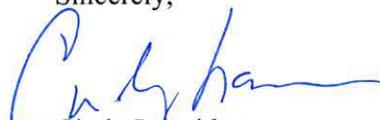
Attached please find a Notice of Appeal of a Jacksonville Historic Preservation Commission Certificate of Appropriateness. This Appeal is being submitted on behalf of Sonny Redmond, Amkin Hill Street LLC, who is the owner of the real property seeking approval for demolition.

You will find attached the following:

1. Notice of Appeal;
2. Appeal Packet received from Chief of Legislative Services which includes additional pages for continuation of Notice of Appeal Form, COA-22-27456 Certified Final Order, Certified List of Speakers and those that provided written comments regarding COA-22-27456, heard at the May 25, 2022 Historic Preservation Commission Meeting, The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings- Standards, 36 C.F.R. 67, E. Morales, P.E. - Professional Engineering Structural Evaluation, Ted P. Pappas, FAIA – Architectural Evaluation, Jacksonville Magazine regarding an event commemorating Jacksonville's Bicentennial anniversary was hosted by the Jacksonville Historical Society in April, 2022 and City of Jacksonville, Municipal Code Compliance Division – Violations; and
3. Payments – \$550.00 Appeal filing fee and \$16.00 Written Comment Notification fee.

After your review, please advise if you require additional information.

Sincerely,



Cindy Laquidara

cc: Sonny Redmond

akerman.com

64101370;1

## TABLE OF CONTENTS

### 1. NOTICE OF APPEAL

- **Exhibit A:** COA-22-27456 Certified Final Order
- **Exhibit B:** Additional pages for continuation of Notice of Appeal Form
- **Exhibit C:** Certified List of Speakers and those that provided written comments regarding COA-22-27456, heard at the May 25, 2022 Historic Preservation Commission Meeting
- **Exhibit D:** Appeal Payments – Appeal Filing Fee \$550.00 and Written Comment Notification Fee \$16.00
- **Exhibit E:** The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings- Standards
- **Exhibit F:** 36 C.F.R. 67
- **Exhibit G:** E. Morales, P.E. - Professional Engineering Structural Evaluation
- **Exhibit H:** Ted P. Pappas, FAIA – Architectural Evaluation
- **Exhibit I:** Jacksonville Magazine regarding an event commemorating Jacksonville's Bicentennial anniversary was hosted by the Jacksonville Historical Society in April, 2022
- **Exhibit J:** City of Jacksonville, Municipal Code Compliance Division – Violations
- **Exhibit K:** Composite of additional documents submitted with original application.

## Technical Preservation Services

## Standards

&lt; HOME &gt;

Standards  
GuidelinesMasonry  
Wood  
MetalsRoofs  
Windows  
Entrances/Porches  
StorefrontsStructural Systems  
Spaces/Features/Finishes  
Mechanical SystemsSite  
SettingEnergy  
New Additions  
Accessibility  
Health/Safety

## The Secretary of the Interior's Standards for Rehabilitation

### Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."



#### Credits

**"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."**

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that

does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



## The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.**



[Home](#) | [Next](#) | [Previous](#)

Code of Federal Regulations

Title 36. Parks, Forests, and Public Property

Chapter I. National Park Service, Department of the Interior (Refs & Annos)

Part 67. Historic Preservation Certifications Under the Internal Revenue Code (Refs & Annos)

36 C.F.R. § 67.1

§ 67.1 Program authority and function.

Effective: June 27, 2011

Currentness

(a) [Section 47 of the Internal Revenue Code](#) designates the Secretary as the authority for the issuance of certifications of historic district statutes and of State and local historic districts, certifications of significance, and certifications of rehabilitation in connection with certain tax incentives involving historic preservation. These certification responsibilities have been delegated to the National Park Service (NPS); the following office issues those certifications: National Park Service, Washington Area Service Office, Technical Preservation Services, Heritage Preservation Services (WASO), 1849 C Street, NW., Washington, DC 20240.

(b) NPS WASO establishes program direction and considers appeals of certification denials. It is the responsibility of owners wishing certifications to provide sufficient documentation to the Secretary to make certification decisions. These procedures, upon their effective date, are applicable to future and pending certification requests, except as otherwise provided herein.

(c) States receiving Historic Preservation Fund grants from the Department participate in the review of requests for certification, through recommendations to the Secretary by the State Historic Preservation Officer (SHPO). The SHPO acts on behalf of the State in this capacity and, therefore, the NPS is not responsible for any actions, errors or omissions of the SHPO.

(1) Requests for certifications and approvals of proposed rehabilitation work are sent by an owner first to the appropriate SHPO for review. State comments are recorded on National Park Service Review Sheets (NPS Forms 10–168 (d) and (e)) and are carefully considered by the Secretary before a certification decision is made. Recommendations of States with approved State programs are generally followed, but by law, all certification decisions are made by the Secretary, based upon professional review of the application and related information. The decision of the Secretary may differ from the recommendation of the SHPO.

(2) A State may choose not to participate in the review of certification requests. States not wishing to participate in the comment process should notify the Secretary in writing of this fact. Owners from such nonparticipating States may request certifications by sending their applications directly to the appropriate NPS WASO listed above. In all other situations, certification requests are sent first to the appropriate SHPO.

(d) The Internal Revenue Service is responsible for all procedures, legal determinations, and rules and regulations concerning the tax consequences of the historic preservation provisions described in this part. Any certification made by the Secretary pursuant to this part shall not be considered as binding upon the Internal Revenue Service or the Secretary of the Treasury with respect to tax consequences under the Internal Revenue Code. For example, certifications made by the Secretary do not constitute determinations that a structure is of the type subject to the allowance for depreciation under [section 167](#) of the Code.

**Credits**

[76 FR 30541, May 26, 2011]

SOURCE: 55 FR 6771, Feb. 26, 1990; 76 FR 30541, May 26, 2011, unless otherwise noted.

AUTHORITY: 16 U.S.C. 470a(a)(1)(A); 26 U.S.C. 47 and 170(h).

Current through June 22, 2022, 87 FR 37239, except for 40 CFR § 52.220, which is current through May 6, 2022. Some sections may be more current. See credits for details.

---

End of Document

© 2022 Thomson Reuters. No claim to original U.S. Government Works.

## Validity (1)

### Former Proposed Regulation (1)

[75 FR 63428-01](#)

(Oct. 15, 2010), DEPARTMENT OF THE INTERIOR National Park Service, ACTION: Proposed rule., (RIN 1024-AD65)

**Citing References (22)**

Title	Date	NOD Topics	Type	Depth
<p><b>1. Federal Procedure, Lawyers Edition s 56:2425, § 56:2425. Generally</b></p> <p>Owners of historic property may, through appropriate state historic preservation officers, request from the Secretary of the Interior certificates required for tax deductions, and...</p>	2022	—	Other Secondary Source	—
<p><b>2. New York Zoning Law and Practice, Fourth Edition s 11A:08, § 11A:08. Grants and Tax Credits</b></p> <p>Historic preservation occurs only when adequate financing is available. Civic groups raise funds in order to purchase an otherwise-to-be demolished landmark. Investors weigh the...</p>	2021	—	Other Secondary Source	—
<p><b>3. CONSERVATION EASEMENT AUDIT TECHNIQUE GUIDE</b></p> <p>2021 WL 736119 (I.R.S.), *72</p> <p>This document is not an official pronouncement of the law or the position of the Service and cannot be used, cited, or relied upon as such. This guide is current through the...</p>	Jan 2021	—	Administrative Decision	
<p><b>4. Joint Respondents' Brief</b></p> <p>THE OLD ORCHARD CONSERVANCY, Petitioner and Appellant, v. CITY OF SANTA ANA, Respondent; LUTHERAN HIGH SCHOOL OF ORANGE COUNTY, and Concordia Universi...</p> <p>2016 WL 3456370, *1+ , Cal.App. 4 Dist. (Appellate Brief)</p>	June 22, 2016	—	Brief	—
<p><b>5. Appellee/Cross-Appellant Texas Historical Commission's Brief</b></p> <p>TCI WEST END, INC., Appellant, v. CITY OF DALLAS AND TEXAS HISTORICAL COMMISSION, Appellees.</p> <p>2012 WL 708344, *1+ , Tex.App.-Dallas (Appellate Brief)</p>	Feb. 14, 2012	—	Brief	—
<p><b>6. Historic Preservation Certifications for Federal Income Tax Incentives</b></p> <p>76 FR 30539-01</p> <p>The National Park Service (NPS) is amending its procedures for obtaining historic preservation certifications for rehabilitation of historic structures. Individuals and...</p>	May 26, 2011	—	Federal Register	
<p><b>7. Plaintiffs' Memorandum in Support of Motion to Dismiss Defendant's Counterclaim Pursuant to CPLR 3211 (a)(1) and CPLR 3211(a)(7)</b></p> <p>Rosemary EDWARDS, et al., v. Michael SHAH, et al.</p> <p>2011 WL 11527857, *1+ , N.Y.Sup. (Trial Motion, Memorandum and Affidavit)</p>	Jan. 27, 2011	—	Motion	—
<p><b>8. Historic Preservation Certifications for Federal Income Tax Incentives</b></p> <p>75 FR 63428-01</p> <p>The National Park Service (NPS) proposes to amend its procedures for obtaining historic preservation certifications for rehabilitation of historic structures. Individuals and...</p>	Oct. 15, 2010	—	Federal Register	
<p><b>9. Respondents' Brief</b></p> <p>SAN BUENAVENTURA CONSERVANCY, an unincorporated association, Petitioner Appellant, v. CITY OF OXNARD, et al., Respondents/Appellees, Daly Owens Group,...</p> <p>2010 WL 3712692, *3712692+ , Cal.App. 2 Dist. (Appellate Brief)</p>	Aug. 25, 2010	—	Brief	—

Title	Date	NOD Topics	Type	Depth
<p><b>10. Brief for Petitioner</b>                      HISTORIC BOARDWALK HALL, LLC, New Jersey Sports and Exposition Authority, Tax Matters Partner, Petitioner, v. COMMISSIONER OF INTERNAL REVENUE, Respon...                      2009 WL 7400924, *7400924 , U.S.Tax Ct. (Trial Motion, Memorandum and Affidavit)</p>	Aug. 14, 2009	—	Motion	—
<p><b>11. Respondents' and Real Parties in Interests' Brief in Opposition to Petition for Writ of Mandate</b>                      Sanbuena Ventura CONSERVANCY, a California non-profit corporation;, Petitioner/Plaintiff, v. CITY OF OXNARD and City Council of the City of Oxnard; Re...                      2009 WL 9047408, *1+ , Cal.Super. (Trial Motion, Memorandum and Affidavit)</p>	June 18, 2009	—	Motion	—
<p><b>12. Complaint</b>                      Pinch OFFICES, LLC., Plaintiff, v. UNITED STATES DEPARTMENT of the Interior, the National Park Service of the United States Department of the Interior...                      2006 WL 4494859, *4494859 , W.D.Tenn. (Trial Pleading)</p>	Dec. 04, 2006	—	Petition	—
<p><b>13. Memorandum in Opposition to Motion for Preliminary Injunction</b>                      UNITED STATES OF AMERICA, Plaintiff, v. Peter F. BLACKMAN, Defendant.                      2004 WL 4001754, *4001754 , W.D.Va. (Trial Motion, Memorandum and Affidavit)</p>	Aug. 10, 2004	—	Motion	—
<p><b>14. Opening Brief for Appellant</b>                      Karl R. Alexander III and Mary T. DUPRE, Appellant, v. COMMISSIONER OF INTERNAL REVENUE, Appellee.                      1994 WL 16188544, *16188544+ , 3rd Cir. (Appellate Brief)</p>	Dec. 24, 1994	—	Brief	—
<p><b>15. REAL PROPERTY AND REAL ESTATE TRANSACTIONS</b>                      44 Syracuse L. Rev. 471 , 498                       C1-3Contents I. Vendor-Purchaser. 471 II. Titles and Title Insurance. 482 III. Mortgages. 485 IV. Brokers. 489 V. Landlord-Tenant. 491</p>	1993	—	Law Review	—
<p><b>16. Brief of Appellants and Cross-Appellees</b>                      RESOURCES CAPITAL MANAGEMENT CORPORATION, Deerpath Capital Partners, Inc., Plaintiffs - Appellants - Cross-Appellees, v. Willard G. ROUSE, III, 4041 R...                      1992 WL 12130763, *12130763+ , 3rd Cir. (Appellate Brief)</p>	Oct. 19, 1992	—	Brief	—
<p><b>17. Reply Brief of Appellant</b>                      ST. CHARLES ASSOCIATES, Appellant, v. Manuel LUJAN, Secretary, Department of the Interior, Appellee.                      1990 WL 10850633, *1+ , 4th Cir. (Appellate Brief)</p>	Jan. 22, 1990	—	Brief	—
<p><b>18. Historic Preservation Certification; Tax Benefits</b>                      53 FR 18292-02                       This proposed rule restates and makes amendments to the procedures by which owners desiring tax benefits for rehabilitation of historic buildings apply for certifications pursuant...</p>	May 23, 1988	—	Federal Register	

Title	Date	NOD Topics	Type	Depth
<p><b>19. PRESERVING HISTORIC STRUCTURES: AN ANALYSIS OF REGULATORY LEGISLATION AND TAX INCENTIVES IN FEDERAL, MARYLAND, AND MUNICIPAL LAW</b>                      14 U. Balt. L. Rev. 557 , 580</p> <p>Preservation of historic resources allows society to maintain its cultural identity for future generations by providing a link to its past. In this comment, the author analyzes the...</p>	1985	—	Law Review	—
<p><b>20. Historic Preservation Certifications Pursuant to the Tax Reform Act of 1976; the Revenue Act of 1978; the Tax Treatment Extension Act of 1980; and the Economic Recovery Tax Act of 1981</b>                      49 FR 9302-01+</p> <p>This final rule restates and makes amendments to the procedures by which owners desiring tax benefits for rehabilitation of historic buildings or desiring to demolish buildings...</p>	Mar. 12, 1984	—	Federal Register	
<p><b>21. Historic Preservation Certifications Pursuant to the Tax Reform Act of 1976; the Revenue Act of 1978; the Tax Treatment Extension Act of 1980; and the Economic Recovery Tax Act of 1981</b>                      48 FR 30686-01</p> <p>The proposed rule restates and makes amendments to the procedures by which owners desiring tax benefits for rehabilitation of historic districts apply for certifications pursuant...</p>	July 05, 1983	—	Federal Register	
<p> <b>22. 13 TX ADC § 15.5; § 15.5. Federal Tax Incentives</b>                      13 TX ADC § 15.5</p>	—	—	Regulation	—

April 1, 2022

Sonny Redmond  
Amkin Hill Street  
1901 Hill St. Jacksonville, Florida

**PROFESSIONAL ENGINEERING STRUCTURAL EVALUATION  
Old Ford Motor Company Assembly Plant**

Dear Mr. Redmond

Morales Consulting Engineers (MCE) is pleased to provide this structural opinion on the condition of the OLD Ford Motor Company Assembly Plant building foundation.

Since 2015 Morales Consulting Engineering has been involved with the structural review of the Waterfront site known as the Old Ford plant. The Facility was built between 1923 and 1925. In 2015 we were provided with multiple reports dating back to 1975, where the site has been investigated for redevelopment. The reports consisted of geotechnical investigations, material testing of the existing timber piles and several Waterfront infrastructure inspection reports. During the investigation by Morales Consulting's Engineers several different tenants have expressed desire for the site. However, the condition of the existing building and the expense to modify the building to suit the various tenant requirements has proven not to be reasonable.

Our efforts have mostly been associated with the replacement of the existing bulkheads on the site including the Wharf section around a portion of the building. As part of our investigation, we commissioned a underwater inspection by Blacksmith Marine in 2016 which concluded that all of the bulkheads were in poor condition. The extent of the damage to the timber pile supported Wharf around the building included sections with up to 100% section loss and loss of fill material under the building itself.

The composition of the foundation of the building itself is untreated timber piles driven to a limestone layer approximately 35 feet below the surface with a poured in place concrete cap. If these piles remain surrounded by the fill material and deprived of oxygen, they will continue to provide up to the design support of 20 tons each. The condition of the interior piles was investigated by Law Engineering and Environmental Services, Inc. (LAW) / Mactec Engineering and Consulting Inc. between 1975 and 2007. They utilized FDH, Inc. in 2007 to test the integrity and verify the length of the timber piles. The results of which are in the Appendix. Basically, they found the interior piles to be in good condition.

The problem with the foundations of the building is the perimeter piles. WBCM also conducted a Structural inspection of the Wharf 2013 and indicated that the perimeter Wharf surrounding half the building, was experiencing progressive failure of the timber piles and timber retaining walls. In turn the failure of the timber retaining walls permitted the fill material which previously protected the interior timber piles that support the building to slough off into the water. The condition of these treated timber piles and the concrete caps was very poor even as of the 2013 date of the report.

We have since then work on the design of several options to replace the Wharf itself. We have obtained the necessary permits from the Army Corps and the Florida Department of Environmental Protection for the projects. However, based on the condition of the existing Wharf and the exposure of the original untreated exterior building piles, and the demolition necessary for the installation of the new Bulkhead. The building foundation would be compromised.

It is my opinion that due to the deteriorated condition of the existing Wharf and its effect on the building perimeter foundation, along with the demolition necessary for installation of a new bulkhead the restoration of the building is not structurally feasible.

If you have any questions about this additional services proposal, please do not hesitate to contact me.

Respectfully,



Ed Morales Jr., PE President  
Morales Consulting Engineers, Inc.



*THIS DOCUMENT HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:*

**Ed J Morales Jr.**  
**2022.04.02 10:05:20**  
**-04'00'**

*PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED.  
THE SIGNATURE MUST BE VERIFIED  
ON THE ELECTRONIC DOCUMENTS*

MORALES CONSULTING ENGINEERS  
3832-101 BAYMEADOWS RD.  
SUITE 132  
JACKSONVILLE, FLORIDA 32217  
CERT. OF AUTH. NO. 30712  
EDUARDO J. MORALES JR., PE NO. 44068

# PBV Architecture

425 N. Lee Street, Suite 102A  
Jacksonville, FL 32204

**Ted P. Pappas, FAIA**  
Principal In Charge

PBV Architecture

T 904.355.1939  
C 904.813.8772  
F 904.355.1969

tpappas@pbvarch.com

April 11, 2022

Mr. Ramon Llorens  
c/o Mr. Jim Gilmore  
The Southern Group  
208 N. Laura Street  
Suite 710  
Jacksonville, FL 32202  
Via email

## **Re: Ford Assembly Plant Architectural Evaluation**

Dear Mr. Llorens:

PBV Architecture (PBV) is pleased to present this evaluation and professional opinion regarding the Jacksonville Ford Assembly Plant (FAP), located at 1901 Hill Street. Our office was engaged by your representative to tour the Assembly Plant and to provide this letter detailing our observations. That tour took place on April 4, 2022. Herein is our report.

As an architect with nearly 40 years of experience preserving, rehabilitating, restoring, and reconstructing historic structures in Jacksonville, I welcomed the opportunity to provide my analysis and opinion about a 96-year-old building located in the heart of our waterfront industrial district.

Understand that the following statements are based upon a one-day on-site visual inspection by me, along with a limited literature research of material prepared by other professionals. No structural testing was conducted or reviewed by our firm; no building plans or calculations were provided to us or prepared by us; and no third-party structural evaluation of the above-grade building components was provided to us.

However, we have reviewed the summary of available structural testing and engineering reports, including foundation and piling evaluations under and around the building. And we are familiar with redevelopment scenarios that have been proposed for specific uses, by previous FAP owners, over the past two decades.

The historic nature of the FAP is that it exemplified Assembly Line Architecture by the early 20<sup>th</sup> Century industrial designer Albert Kahn. The FAP was designed to encompass an entire auto assembly plant under one roof; to have no dividing interior walls; to operate on one level; and to integrate natural lighting and ventilation to optimize Ford's revolutionary assembly line processes. The Jacksonville plant was intended to have automobile chassis and parts arriving by Ford's maritime shipping fleet and for completed automobiles to leave the plant via an on-site railcar siding.

The recurring elements that Kahn brought to the FAP and nearly a dozen other regional prototype Ford plants around the country in that era included operable glass window walls, sawtooth roofs with

mechanically operated roof ventilation, and brick façades to decorate the building frameworks and structure.

As the FAP is well documented historically, our charge was to visually inspect the current condition of the building and to provide basic professional conclusions of viability for the reuse of the building and site. Our task was not to speculate on the economic feasibility of the conversion of the existing structure to an adapted, non-automobile manufacturing use. That conclusion is left to future financial analysts for a specific end-user.

We have not reviewed and are not aware of any testing that has been done on specific building components such as the operable glass windows and roof ventilation features. Based upon our observations most of those systems are significantly deteriorated and/or functionally obsolescent and would likely have to be replicated by a remanufacturing effort. Visual inspection of the few best examples of formerly operable windows suggests that some very limited restoration might be possible, but such preservation would be limited in scope, highly labor intensive and subject to meeting modern building codes for storm force winds and other environmental factors in the Coastal High Hazard Area. We did note, and the records of the City confirm, that overhead window hardware began to fail approximately 20 years ago and that by 2008 all the windows in the building had either fallen out spontaneously or been removed by a former owner. In any case the building was repeatedly ruled unsafe for occupancy by the City due to falling glass panels and other structural factors.

Our inspection of the building and site identified advanced deterioration of both concrete and steel structural members and, in our opinion, impending building failure in many areas. The extended periods of exposure to weather and saltwater corrosion for many decades without routine preventive maintenance has left the structure in very poor condition. The interior structural columns, beams and trusses are badly rusted and show areas of failure at the critical building corners and elsewhere. The concrete collars around the steel building support columns are cracked and disintegrating. The existing elevated toilet structure in the northwest end of the building is collapsing and pulling part of the roof structure along with it.

The FAP is a single-story structure with a limiting 45-foot height (estimated interior height to the underside of the roof system). That vertical dimension was acceptable to the building function in the early 20<sup>th</sup> Century, but now creates a challenge for meeting the building code and general functionality for reuse of the building. The single-story production facility of the past has been replaced with high-stack storage requirements and heavy-lift cranes that can run the length or width of a building without vertical or horizontal barriers.

The existing deep-water bulkhead around the FAP also presents risk to the building structure. At over 2,200 lineal feet, there are observable areas of structural failure, including the east building façade directly facing the river, where the southeast bulkhead is presently collapsing into the river and pulling the building with it.

Permits have been issued and work has been ongoing to replace the existing bulkheads and render the site usable for marine-related industrial activities. Replacing the bulkheads nearest to the building could create risk to the building integrity during construction or with use by marine vessels in the future. Vibration created by heavy lift cranes operating on the bulkhead are a concern for the ongoing integrity of the building.

As noted in the summary structural report by Morales Consulting Engineers (April 1, 2022) “the extent of the damage to the timber pile supported wharf around the building included sections with up to 100% section loss and loss of fill material under the building itself.” That report concludes that the restoration of the building is not structurally feasible.

Factored into all the above unknowns is the City's 50% Rule that would seem to apply in the case of a restoration of the FAP. The 50% Rule requires that when the restoration cost of construction exceeds 50% of the Assessment Value of the building or structure that every aspect of construction must be brought up to City standards, including flood elevation/finished floor requirements, wind loads, accessibility requirements, site landscaping, parking, and so on. Even the most conservative rule of thumb cost estimate for building restoration of this type of facility would drive any conceivable reuse into the realm of significant restoration and replication of existing historical features to meet all applicable codes.

Please contact this office should you have any questions.

Sincerely,



PBV Architecture,  
Inc.

Digitally signed by  
PBV Architecture, Inc.  
Date: 2022.04.12  
18:04:49 -0400'

Ted P. Pappas, FAIA  
PBV Architecture

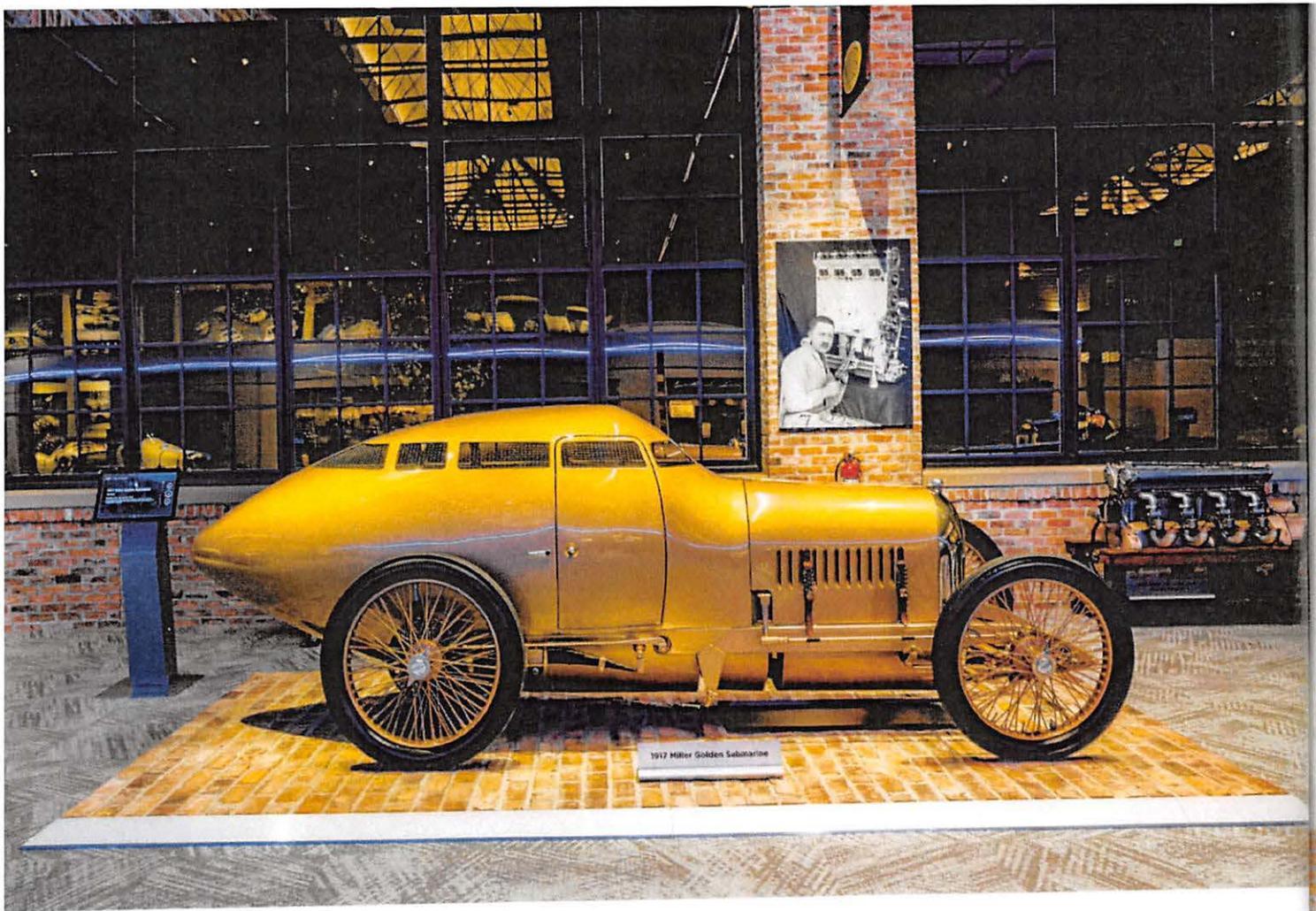


80 JACKSONVILLE.MAG.CO

# TIME MACHINES

PHOTOS BY RYAN KETTERMAN

**E**ARLY RACING PIONEERS IMAGINED AND BUILT SOME OF THE MOST CREATIVE innovations for the automobile, introducing a series of timeless designs and improvements that set the stage for all the cars that followed. A world-renowned collection of nearly one hundred of these vehicles, a carefully curated stable of race cars and historically significant autos that was kept under wraps for years, now welcomes guests to marvel at their ageless beauty and appreciate the drivers who defined the need for speed.



**A**n 1894 Peugeot was a mechanical marvel in its day. It still is, in fact. While the vehicle was hard pressed to break 20 miles per hour even motoring downhill, she was a precursor of things to come. Polished and gleaming as bright as the day she wheeled out of the carmaker's shop in France, one of the 128-year-old Peugeots, a car that participated in the first officially sanctioned race, sits parked inside the Brumos Collection—a Jacksonville museum that houses some of the most prized motor vehicles ever built. Up until about two years ago, few in Northeast Florida knew these cars were here, let alone had ever seen them in person.

"Our goal is to accomplish a few things," says Brandon Starks, executive director of the Brumos Collection. "One, is to tell the stories of the men and women who created these amazing machines. Two, is to tell the Brumos story and to provide a home for fans and for the Brumos legacy. Lastly, we want to help grow the automotive community in Northeast Florida.

"We intend to accomplish these goals by providing a first-rate facility that uses modern technology to facilitate learning and exploration," he continues. "We also try to provide an accessible and approachable environment for each guest who passes through the doors. We plan to provide more events and programming and experiences for our visitors and guests as we move forward and toward a post-pandemic life."

The collection traces its roots back to 1953, when Hubert Brundage established Brundage Motors in Miami and became a Volkswagen



1910 Lion-Peugeot V2Y2

importer. The name "Brumos" was coined by combining the dealership's two names into one—Bru-Mos. A decade later and following Brundage's death in a motorcycle accident, acclaimed race car driver Peter Gregg acquired the dealership and formed a racing team. The Harvard educated Gregg was a naval intelligence officer during a three-year stint in the U.S. Navy. The Jacksonville-based aircraft carrier *USS Forrestal* (CV-59) was his inspiration for the Brumos team's number "59." The red and blue stripes he favored would become synonymous with the Brumos brand.

Selling Porsches was Gregg's weekday job. Racing was his weekend passion and his team was a force to reckon with on the track, winning its first 24 Hours of Daytona in 1973. Three more trips to the winner's circle at the 24 Hours of Daytona endurance race would follow, as did many more victories on other tracks. After Gregg's unexpected passing in 1980, his wife Deborah took the wheel of the dealership and racing team, eventually selling them ten years later to local businessmen Bob Snodgrass and Dan Davis. It was during this time that the collection that exists today really began to come together through targeted acquisitions.

According to the Classic Car Trust and its *The Key*, an exhaustive annual analysis of the classic auto market and something of a bible to high-end collectors, the Brumos stable ranks 13th among the world's top 100 collections. By comparison, the collection of fashion icon Ralph Lauren is #3. Comedian Jay Leno's sits in 48th position.

"In terms of significance, as far as the cars and artifacts are concerned, there are only a handful of collections in the world that compare," says Starks. "Most of them are not accessible to the public. Providing public access in this wonderful facility is an extremely unique situation. We are fortunate to have guests who have visited collections and museums all over the world, and the most common reaction from our visitors and guests is, 'wow!'"



1972 Porsche 917-10 with the 1970 Porsche 917K, driven by Steve McQueen in the movie *Le Mans in the background*.



1953 Porsche 356



1967 Porsche 910

Certainly, earning a “wow” or two is a 1914 Peugeot L45, one of only two of its kind that still exists today. Peugeot dominated racing in the early 20th Century and its fearless drivers pushed the envelope of speed and innovation with cars like this. Steps away is the 1917 Miller Golden Submarine, the very first enclosed race car. Early race car drivers subscribed to the idea that the best way to survive a crash was to be thrown clear of the vehicle. That philosophy was almost proved correct during a race in Atlanta. The single-door Golden Submarine lost a wheel and spun into a lake, nearly drowning the driver who was briefly trapped inside.

Porsche plays the starring role in the Brumos Collection. Among its leading actors is a 1955 550 Spyder, considered the vaunted automaker’s first true sports car. James Dean was driving a 550 when he died in an accident in September of 1955 in California. The vehicle in the Brumos garage was once owned by Ferry Porsche, son of Volkswagen and Porsche founder Ferdinand. It finished 8th in the 1955 Venezuela Grand Prix. It’s looks practically new today, nary a rust spot to be found.

Another Porsche with a film pedigree is a 1970 917K. It’s a true race car and, while it did see time on a track, it never competed in a real race. Steve McQueen drove the car in 1971 for the movie *Le Mans*. The hardware used to mount the camera equipment is still bolted to its underside.



A 1914 Peugeot L45—one of only two still in existence.

In addition to dozens of polished vehicles (including a vintage Porsche tractor and a team bus) legendary names in car racing and design live on here—Ettore Bugatti, Harry Miller, Armand Peugeot, Fred Offenhauser, Hurley Haywood and others are pictured and revered. Harry Miller’s cars and engine designs, for example, won the Indianapolis 500 nearly 40 times between 1922 and 1976. Amazingly, a car he built in 1929 (now on display in the Smithsonian) could exceed 150 miles per hour.



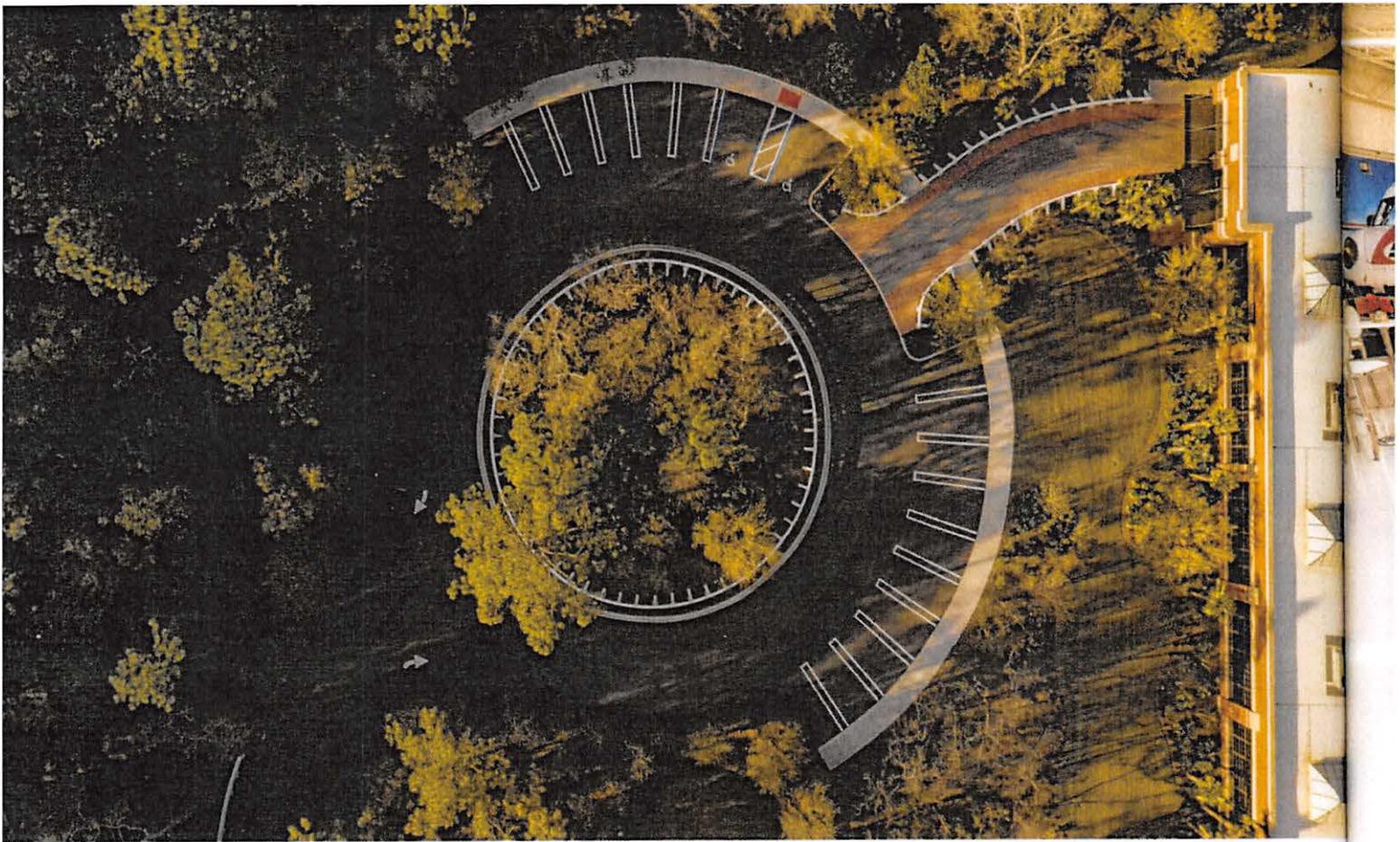
1955 Porsche 550 Spyder



1959 Porsche tractor

The stories told here go on and on. So much so that one could fill a book with them. Well, actually, it would take three books. *Brumos: An American Racing Icon* (\$559) is a three-volume package covering 1,500 pages and illustrated by some 2,000 photos. Every race, every driver, every victory and every vehicle are chronicled within. And, while the team's racing program would shutter in 2013 (after 42 years of competition), its legacy rolls on, the preservation of which is part of the mission of the museum.

The 35,000-square-foot facility sits a bit off the beaten track, so to speak. There's no roadside billboard to grab one's attention. It's tucked down a quiet, tree-lined side street near the south end of San Pablo Road and behind a high privacy fence and an imposing, hand-made steel gate which secures the collection at night. Driving into the property, the slowly curving road and white wooden railings are nods to the racetracks of old. A salvaged Phillips 76 spotter tower and ball was brought from the Daytona Speedway and placed here as a trophy or sorts, rising above a small lake. Back in the day, race team "spotters" climbed inside the ball to observe and relay car positions and track conditions back to teams who, while sequestered along pit row, couldn't see what was happening on the far ends of the course.



Portions of the building's design are inspired by a Ford Model T assembly plant that was established in Jacksonville in 1924, some of which still stands in a mostly unused industrial site a few blocks from TIAA Bank Field near Downtown. Red brick walls and large bay windows pay homage to the city's automotive history.

At present, there are 70 vehicles in the collection (three cars were added in the last year), with about 40 on view to the public at any one time. Each car on display sits beside an interactive digital kiosk,

allowing guests to scroll through an exhaustive history that details every factoid and engineering innovation, complete with historical photos and technical specifications. Glass cases contain scores of trophies won, as well as memorabilia, vintage racing equipment, car parts and driver's gear.

The cars aren't static models, as one might see with historic airplanes hanging from the rafters at the Smithsonian. All of the vehicles are kept in operating condition and driven, even if sparingly so. A three-



AS PART OF AN ONGOING series of events commemorating Jacksonville's Bicentennial anniversary, the **Jacksonville Historical Society** is hosting an exclusive gathering at the Brumos Collection on **April 13, 6 PM**. The event will feature food and libations, and a social hour followed by a historical program and Q&A session led by Bill Warner, founder of the Amelia Island Concours d'Elegance. Tickets are \$100 and approximately 100 will be offered. Proceeds benefit the Jacksonville Historical Society. ✨



1923 Miller 122



person team of technicians utilizes a large garage and workshop space. Keeping the cars in top condition requires steady attention and should something break, the team likely won't find replacement parts for sale online or at a store. Classic Duesenbergs and Bugattis were made by hand, so repairs need to be done the same way.

Asked which cars he considers his favorites or attract the most attention from visitors, Starks hesitates to answer, offering that each one is special in its own way. "This has been one of the most interesting things

for us to observe. People have a wide range of favorites for a variety of reasons," he says. "That said, our 1910 Lion-Peugeot V2Y2 seems to get a lot of attention, as does our 1917 Miller Golden Submarine. The Porsche loyalists love the 1970 917K, and the 1959 Porsche Tractor also has many fans."

The cars were previously stored in a garage in the back of the Brumos Porsche dealership on Atlantic Boulevard. The existence of the collection was a closely guarded secret at the time. Times have changed, and when the dealership was sold in 2016, a new home needed to be found. After nearly four years of planning and building, the collection's new home officially opened in early 2020. The pandemic put the museum's visitor plans on idle for many months, but that's no longer the case.

"We hope our guests leave smiling. The wonderful thing about the cars and artifacts that we care for is that there are many different things you can appreciate about them," says Starks, whose previous post was general manager of the Brumos dealership. "It might be the technical innovations, the competitive achievements, or the personal stories associated with them. If the guests leave with a new appreciation or increased knowledge base, it makes us happy." ✨

*The Brumos Collection, 5159 San Pablo Road, is open for self-guided tours Thursday-Saturday, 10 AM-4 PM. Tickets are \$15 to \$25 and must be reserved in advance. Group tours may also be arranged.*

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

## Violation Summary

<u>Complied</u>	<u>Location</u>	<u>Remedy</u>	<u>Definition</u>	<u>Inspector</u>	<u>Section</u>
Entire		Restore or Demolish	Structure is in violation of the electrical code.	Devron Cody	518.111, .301
Entire		Restore or Demolish	Structure is in violation of the plumbing code.	Devron Cody	518.111, .301
Entire		Restore or Demolish	Structure constitutes a fire/windstorm hazard due to deterioration/damage & the health/safety of occupants or the public.	Devron Cody	518.111, .301
Entire		Restore or Demolish	Structure is unfit for human habitation and poses a threat to the health and safety of the occupants.	Devron Cody	518.111, .301
Entire		Remove from Premises	Unlawful accumulation of junk, trash, debris and other property on premises where structure has been declared unsafe.	Devron Cody	518.312
Entire		Restore to Sanitary Condition	Accumulation of junk, trash, debris, or other derelict property on premises of unsafe structure.	Devron Cody	518.413(a), (b)
Entire		Restore or Demolish	Structure is damaged or deteriorated to the extent it is dangerous to the health and safety of occupants or the public.	Devron Cody	518.111, .301
Entire		Board up per attached specs.	Structure is standing vacant, open, and unguarded; providing unrestricted access to the interior (tmp. securing may be allowed).	Devron Cody	518.111, .301
Entire		Restore or Demolish	Structure has inadequate light, air and/or sanitation facilities to protect health or safety of occupants.	Devron Cody	518.111, .301
Entire		Restore or Demolish	Structure lacks exits or fire protection, required by building code and/or fire prevention code.	Devron Cody	518.111, .301
Entire		Restore or Demolish	Structure has parts in danger of falling or of being dislodged by the elements.	Devron Cody	518.111, .301
Entire		Restore or Demolish	Structure is in violation of the Property Safety and Maintenance Code, Chapter 518, PART 3.	Devron Cody	518.111, .301

Case Recap for Case # 2009-11122 - Page 2 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

## Completed Inspections

<u>Date Scheduled</u>	<u>Date Completed</u>	<u>Inspector</u>	<u>Visit Description</u>	<u>Status</u>
10/17/2008	10/17/2008	Devron Cody	Inspection: Initial	Complete
<b><u>Inspector's comments from inspection done on 10/17/2008:</u></b>				
*UNSAFE STRUCTURE* Vacant warehouse at the deadend of Wambolt St on the waterfront, structure is unsecure. Electrical, mechanical and structural violations observed. Structure is full of used tires. dcody. (121960 0100)				
10/20/2008	10/28/2008	Marcia Cain	Abstract Clerk: Conduct Owner	Complete
10/28/2008	10/31/2008	Voria Lancaster	Inspection: Supervisor Field Audit	Complete
<b><u>Inspector's comments from inspection done on 10/31/2008:</u></b>				
2009-11122-audit E.Lancaster				
10/28/2008	10/29/2008	Katie Urban	Inspection: Assist another officer	Complete
<b><u>Inspector's comments from inspection done on 10/29/2008:</u></b>				
2009-11122, I was called to meet with fire marshall John Scott and the owners of this property . To look at the unsafe ca: on this property, The Supervisor was called to the cite as well. K.Urban.				
10/29/2008	10/29/2008	Devron Cody	Abstract: Work Completed, Print	Complete
10/29/2008	10/29/2008	Devron Cody	Violation Notice: First Notice of	Complete
12/01/2008	12/05/2008	Cecil Laraque	Inspection: Subsequent, Unsafe	Complete
<b><u>Inspector's comments from inspection done on 12/05/2008:</u></b>				
2009-11122- property remains as cited. no work. non comply. pix 67-77 claraque				
12/08/2008	12/08/2008	Devron Cody	Board Hearing: Send to Senior	Complete
<b><u>Inspector's comments from inspection done on 12/08/2008:</u></b>				
2009-11122 -- Case was reviewed by the Senior Officer, property remain in violation, refer to Code Board. dcody.				
12/08/2008	12/08/2008	James De Vera	Board Activity: Clerk /Pre-Board	Complete
12/08/2008	12/08/2008	Cecil Laraque	Board Activity: Print Hearing	Complete
12/08/2008	12/08/2008	Cecil Laraque	Violation Notice: Request for	Complete
12/12/2008	12/12/2008	Mary Burton	Transfer: Owner to Code Board	Complete
<b><u>Inspector's comments from inspection done on 12/12/2008:</u></b>				
PIC # 2009-11122 - MCEB # 90557 pending Special Masters Hearing.mburton				
12/15/2008	12/08/2008	James De Vera	Board Activity: Scan Document	Complete
01/12/2009	12/19/2008	April Maryland	Board Activity: Pending Board	Complete
02/10/2009	02/10/2009	James Quinn	Inspection: Pre-Board	Complete
<b><u>Inspector's comments from inspection done on 02/10/2009:</u></b>				
2009-11122, RE#121960 0100 (unit 1900); property still in violation/no corrections. Continue to Board. J Quinn				
02/17/2009	02/17/2009	James Quinn	Board Hearing: Attend Board	Complete
02/17/2009	03/09/2009	April Maryland	Board Hearing: Schedule Board	Complete

Case Recap for Case # 2009-11122 - Page 3 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



**Case Recap - Case # 2009-11122 - Case Status: Active**

Printed: 02/03/2022 at 10:31.22

03/09/2009      03/09/2009      April Maryland      Board Order: Issue Order to Correct      Complete

**Inspector's comments from inspection done on 03/09/2009:**

Special Master C. Miranda issued a 30 day Order to Correct, on February 17, 2009. awalker

04/06/2009      04/06/2009      James Quinn      Inspection: Board Ordered      Complete

**Inspector's comments from inspection done on 04/06/2009:**

2009-11122, RE#121960 0100; not corrected. Lower windows boarded (some), but access can still be gained and bay door on SW corner (side) is completely open. Send to Fine Hearing. J Quinn

04/08/2009      04/13/2009      April Maryland      Board Activity: Pending Fine      Complete

**Inspector's comments from inspection done on 04/13/2009:**

Special Master Hearing scheduled for 5/5/09 10 am. awalker

04/30/2009      04/30/2009      James Quinn      Inspection: Pre-Board      Complete

**Inspector's comments from inspection done on 04/30/2009:**

2009-11122, RE#121960 0100; structure still vacant/open, broken windows, etc. Continue to Fine Hearing. J Quinn

05/05/2009      05/05/2009      Devron Cody      Board Hearing: Attend Board      Complete

05/05/2009      05/05/2009      James De Vera      Board Activity: Scan Document      Complete

05/06/2009      04/13/2009      April Maryland      Transfer: Resend for Fine Hearing      Complete

**Inspector's comments from inspection done on 04/13/2009:**

Special Master Hearing scheduled for 5/5/09 10 am. awalker

05/11/2009      05/11/2009      Mary Burton      Board Activity: Update Board      Complete

06/15/2009      06/16/2009      Cathy Wood      Board Activity: Deferral      Complete

07/23/2009      07/23/2009      James Quinn      Board Activity: Serve/Post      Complete

**Inspector's comments from inspection done on 07/23/2009:**

2009-11122, RE#121960 0100; property boarded up, Posted SPS. Sending to Supervisor Lancaster for review/determination. J Quinn

07/27/2009      07/27/2009      James Quinn      Inspection: Pre-Board      Complete

**Inspector's comments from inspection done on 07/27/2009:**

2009-11122, RE#121960 0100; property boarded, but not painted and structure still in violation. Continue to Board. J Quinn

08/03/2009      08/03/2009      James Quinn      Board Hearing: Attend Board      Complete

08/03/2009      09/07/2009      April Maryland      Board Hearing: Schedule Fine      Complete

08/04/2009      08/04/2009      James Quinn      Inspection: Appointment with      Complete

**Inspector's comments from inspection done on 08/04/2009:**

2009-11122, RE#121960 0100; met with owner, Mr Sonny Redmond (229) 220-6050 at 1900 Wambolt. Pointed out the boards utilized in securing the structure, that needed replacing and also informed owner of painting needed. Mr Redmond stated he would correct this and initiate work for correcting other violations and jeep this Officer informed. J Quinn

09/07/2009      09/07/2009      April Maryland      Board Order: Issue Order to Correct      Complete

**Inspector's comments from inspection done on 09/07/2009:**

Case Recap for Case # 2009-11122 - Page 4 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor      Jacksonville, FL 32202      Phone: 904.255.7000      Fax: 904.588.0510      www.coj.net

On File

Page 41 of 168

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

8/3/09 Special Master issued an order to correct in 90 days; PICS case #2009-11122.awalker

09/10/2009	09/10/2009	James Quinn	Inspection: Appointment with	Complete
<u>Inspector's comments from inspection done on 09/10/2009:</u> 2009-11122, RE#121960 0100; met with Supervisor Lancaster and Mr S. Redmond at property. Property was boarded u properly and painted. Supervisor Lancaster informed Mr Redmond of a pending meeting concerning status of property and would advise him of date. J Quinn				
09/10/2009	09/10/2009	Voria Lancaster	Inspection: Supervisor	Complete
<u>Inspector's comments from inspection done on 09/10/2009:</u> Met with Mr Redman on site, E.Lancaster				
09/18/2009	09/18/2009	John Buckley	.Sys Admin: Send Message to	Complete
09/24/2009	09/25/2009	Michael O'Loughlin	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 09/25/2009:</u> 2009-11122 Conducted case review, Property is on correct tract. Mike O				
10/01/2009	10/02/2009	Voria Lancaster	Inspection: Supervisor	Complete
<u>Inspector's comments from inspection done on 10/02/2009:</u> 2009-11122-Supervisor and mr Prado met on site with Mr Redmond and Mike Saylor to discuss details for stipulation agreement. E.Lancaster				
11/20/2009	11/24/2009	April Maryland	Board Activity: Pending Fine	Complete
<u>Inspector's comments from inspection done on 11/24/2009:</u> Special Master hearing scheduled for 12/14/06 10 am.awalker				
12/03/2009	12/03/2009	James De Vera	Board Activity: Scan Document	Complete
12/08/2009	12/08/2009	Mary Burton	Board Activity: Update Board	Complete
12/10/2009	12/14/2009	April Maryland	Board Activity: Withdraw from	Complete
<u>Inspector's comments from inspection done on 12/14/2009:</u> withdrawn by code compliance.awalker				
05/05/2010	05/06/2010	Vincent Tarver	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 05/06/2010:</u> 2009-11122 Case Re-Assessment ; V.Tarver/1760.				
05/12/2010	05/12/2010	John Buckley	Closed case in CARE due to Specia:	Complete
<u>Inspector's comments from inspection done on 05/12/2010:</u> Case closed in CARE due to adjudication. Remains active in Pics. Call (904) 255-7000 for information				
02/28/2011	02/28/2011	Nelson Beard	Inspection: Special Review	Complete
<u>Inspector's comments from inspection done on 02/28/2011:</u> 2009-11122-violations remain at this time. Building secure as required..Nbeard				

Case Recap for Case # 2009-11122 - Page 5 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



## Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

05/03/2011	05/04/2011	Nelson Beard	Inspection: Special Review	Complete
<u>Inspector's comments from inspection done on 05/04/2011:</u> 2009-11122-violations remain, property remains secure...Nbeard				
08/05/2011	08/11/2011	Nelson Beard	Inspection: Special Review	Complete
<u>Inspector's comments from inspection done on 08/11/2011:</u> 2009-11122-violations remain property is secure a this time...Nbeard				
12/12/2011	02/23/2012	Nelson Beard	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 02/23/2012:</u> 2009-11122-violations remain, will continue to monitor the property...Nbeard				
08/08/2012	08/15/2012	Nelson Beard	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 08/15/2012:</u> 2009-11122-violations remain, continue to monitor...Nbeard				
12/18/2012	12/21/2012	Nelson Beard	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 12/21/2012:</u> 2009-11122-violations remain, continue to monitor...Nbeard				
06/24/2013	07/08/2013	Nelson Beard	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 07/08/2013:</u> 2009-11122-violations remain, continue to monitor...Nbeard				
07/22/2014	07/22/2014	Bruce Chauncey	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 07/22/2014:</u> 2009-11122 Violations remain, continue to monitor. 1808 B.Chauncey				
06/10/2015	07/06/2015	Bruce Chauncey	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 07/06/2015:</u> 2009-11122 Violations remain, continue to monitor. 1808 B.Chauncey				
01/14/2016	01/14/2016	Bruce Chauncey	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 01/14/2016:</u> 2009-11122 Violations remain, continue to monitor. 1808 B.Chauncey				
07/14/2016	07/22/2016	Dennis Steele	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 07/22/2016:</u> 2009-111222 - Rolling fine - Exterior of property now being used for pallet company. Dsteele				
01/03/2017	01/05/2017	Dennis Steele	Inspection: Unsafe Case	Complete
<u>Inspector's comments from inspection done on 01/05/2017:</u>				

Case Recap for Case # 2009-11122 - Page 6 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



**Case Recap - Case # 2009-11122 - Case Status: Active**

Printed: 02/03/2022 at 10:31.22

2009-111222 - Violations remain. Property is now vacant. Dsteele

04/03/2017      04/07/2017      Thomas Register      Inspection: Unsafe Case      Complete

**Inspector's comments from inspection done on 04/07/2017:**

2009-11122, Structure appears vacant but grounds used for construction storage. Structure also has a Historic Designation. Continue to review. TRegister

07/07/2017      07/10/2017      Timothy Myers      Inspection: Unsafe Case      Complete

**Inspector's comments from inspection done on 07/10/2017:**

2009-11122, The property is Posted at the front gate. The structure appears to be vacant and secure, but there are office trailers present and property is being utilized for various types of storage. Continue to monitor. TMyers

10/10/2017      11/13/2017      Timothy Myers      Inspection: Unsafe Case      Complete

**Inspector's comments from inspection done on 11/13/2017:**

2009-11122, The property is Posted at the front gate. The structure appears to be vacant and secure, but there are office trailers present and property is being utilized for various types of storage. Continue to monitor. TMyers

02/15/2018      02/21/2018      Timothy Myers      Inspection: Unsafe Case      Complete

**Inspector's comments from inspection done on 02/21/2018:**

2009-11122, The property is Posted at the front gate. The structure appears to be vacant and secure, but there are office trailers present and property is being utilized for various types of storage. Attempt to contact present owner. TMyers

03/15/2018      03/16/2018      Timothy Myers      Inspection: Appointment with      Complete

**Inspector's comments from inspection done on 03/16/2018:**

2009-11122, I met on site with Sonny Redmond (Operations-project consultant) w/Amkin, he granted me complete access to the property and walked around with me. This property remains as cited, I will continue to monitor it. TMyers

08/22/2018      09/12/2018      Timothy Myers      Inspection: Unsafe Case      Complete

**Inspector's comments from inspection done on 09/12/2018:**

2009-11122, There has been no change in this property, will continue to monitor. TMyers

01/10/2019      01/11/2019      Timothy Myers      Inspection: Historic Review      Complete

**Inspector's comments from inspection done on 01/11/2019:**

2009-11122, There has been no change in this property, will continue to monitor. TMyers

05/10/2019      06/10/2019      Gary Roberts      Inspection: Historic Review      Complete

**Inspector's comments from inspection done on 06/10/2019:**

2009-11122 No trespass signs at front entrance. Unable to view conditions of building. GRoberts

09/11/2019      03/05/2020      Bradley Clayton      Inspection: Historic Review      Complete

**Inspector's comments from inspection done on 03/05/2020:**

2009-11122-2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. B Clayton

06/05/2020      07/10/2020      Bradley Clayton      Inspection: Historic Review      Complete

**Inspector's comments from inspection done on 07/10/2020:**

2009-11122-2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. B Clayton

Case Recap for Case # 2009-11122 - Page 7 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor      Jacksonville, FL 32202      Phone: 904.255.7000      Fax: 904.588.0510      www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

10/12/2020 10/14/2020 Bradley Clayton Inspection: Historic Review Complete

**Inspector's comments from inspection done on 10/14/2020:**

2009-11122- No legal access to property, unable to view building conditions, setting out 3 months. B Clayton

01/15/2021 01/19/2021 Brian Naples Inspection: Historic Review Complete

**Inspector's comments from inspection done on 01/19/2021:**

2009-11122 No legal access to site to view structure based on no trespass signs in front, setting out 3 months. BNaples

04/19/2021 04/20/2021 Robert Bautochka Inspection: Historic Review Complete

**Inspector's comments from inspection done on 04/20/2021:**

2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months.

RBautochka

07/20/2021 07/26/2021 Robert Bautochka Inspection: Historic Review Complete

**Inspector's comments from inspection done on 07/26/2021:**

2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months.

RBautochka

10/27/2021 10/28/2021 Robert Bautochka Inspection: Historic Review Complete

**Inspector's comments from inspection done on 10/28/2021:**

2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months.

RBautochka

01/31/2022 02/02/2022 Robert Bautochka Inspection: Historic Review Complete

**Inspector's comments from inspection done on 02/02/2022:**

2009-11122, I spoke to Sonny Redmond at 229-220-6050 via phone and advised him that I was trying to get an update a to the course of action being taken with this location. He advised that due to the number of calls that he is receiving from persons that he would rather discuss this location in person verses over the phone. I advised him that I am in the Office all day on Thursdays and that there is always a supervisor in the office and that he could speak with any supervisor on a day that he chooses to come in. Violations not correct by owner. No legal access to view property.

RBautochka

**Pending Requests**

<u>Date Scheduled</u>	<u>Date Completed</u>	<u>Inspector</u>	<u>Visit Description</u>	<u>Status</u>
05/05/2009	05/08/2009	April Maryland	Board Hearing: Schedule Fine	Cancelled
07/24/2009	07/23/2009	Voria Lancaster	Transfer: Refer Unsafe Structure to	Cancelled
11/02/2009	11/09/2009	Voria Lancaster	Misc: Research	Cancelled
11/03/2009	08/04/2009	James Quinn	Inspection: Board Ordered	Cancelled
11/16/2009	12/03/2009	Voria Lancaster	Inspection: Board Ordered	Cancelled
12/07/2009	12/03/2009	Voria Lancaster	Inspection: Pre-Board	Cancelled
12/14/2009	12/03/2009	April Maryland	Board Hearing: Schedule Fine	Cancelled
02/03/2010	02/20/2010	Voria Lancaster	Transfer: Refer back to Code	Cancelled
*05/03/2022			Inspection: Historic Review	Scheduled

Case Recap for Case # 2009-11122 - Page 8 of 13

**NEIGHBORHOODS DEPARTMENT**

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

On File

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

## Document History

<u>Date</u>	<u>Status</u>	<u>Party Name</u>	<u>Certified Mail #</u>	<u>NoticeType</u>
11/03/2008	Delivery Successful	STREET LLC,HILL	70080500000115195116	Initial Notice of Condemnation - UA1
11/12/2008	Delivery Successful	BANK OF TALLAHASSEE,GUARANT Y NATIONAL	70080500000115195178	Initial Notice of Condemnation - UA1
11/03/2008	Delivery Successful	N.A.,SOUTHTRUST BANK	70080500000115195154	Initial Notice of Condemnation - UA1

Case Recap for Case # 2009-11122 - Page 9 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

**Additional Case Comments**

<u>Date</u>	<u>Type</u>	<u>Comment</u>	<u>Inspector</u>
10/17/2008	C	*UNSAFE STRUCTURE* Vacant warehouse at the deadend of Wambolt : system System on the waterfront, structure is unsecure. Electrical, mechanical and structural violations observed. Structure is full of used tires. dcody. (121960 0100)	
10/17/2008	N	*UNSAFE STRUCTURE* Vacant warehouse at the deadend of Wambolt : Devron Cody on the waterfront, structure is unsecure. Electrical, mechanical and structural violations observed. Structure is full of used tires. dcody. (121960 0100)	
10/28/2008	N	ABSTRACT WORK COMPLETE SEND NOTICE TO OWNER,,,,,,,,,,,,,09-11122 MCAIN	Marcia Cain
10/29/2008	N	2009-11122, I was called to meet with fire marshall John Scott and the owners of this property. To look at the unsafe case on this property, The Supervisor was called to the cite as well. K.Urban.	Katie Urban
12/05/2008	N	2009-11122- property remains as cited. no work. non comply. pix 67-77 claraque	Cecil Laraque
12/08/2008	N	2009-11122 -- Case was reviewed by the Senior Officer, property remain in violation, refer to Code Board. dcody.	Devron Cody
12/12/2008	N	PIC # 2009-11122 - MCEB # 90557 pending Special Masters Hearing.mburton	Mary Burton
12/19/2008	N	Special Master Hearing scheduled for 2/17/09 a.m. awalker	April Maryland
02/10/2009	N	2009-11122, RE#121960 0100 (unit 1900); property still in violation/no corrections. Continue to Board. J Quinn	James Quinn
02/17/2009	N	PICS #:09-11122; MCEB#:90557 ;SPECIAL MASTERS HEARING: 02.1 10AM ; PRESIDED BY:Carol Morando; CASE OFFICER:J Quinn ; OWN DID NOTAPPEAR ; BOARD ORDER TO CORRECT 30days : ; by: jde	James De Vera
04/06/2009	N	2009-11122, RE#121960 0100; not corrected. Lower windows boarded (some), but access can still be gained and bay door on SW corner (side) is completely open. Send to Fine Hearing. J Quinn	James Quinn
04/13/2009	N	Special Master Hearing scheduled for 5/5/09 10 am. awalker	April Maryland
04/30/2009	N	2009-11122, RE#121960 0100; structure still vacant/open, broken window: etc. Continue to Fine Hearing. J Quinn	James Quinn
05/05/2009	N	PICS #:2009-11122; MCEB#:90557 ; SPECIAL MASTERS HEARING:05/05/09 10:AM ; PRESIDED BY:Ed Tannen; CASE OFFICER:Devron Cody / for JQuinn ; Representative DID APPEAR : Mike Saylor ; BOARD ORDERTO CORRECT: defer 30 days : jde	James De Vera
06/16/2009	N	Special Master Hearing scheduled for 8.3.09 pm. CWood 6.16.09	Cathy Wood
07/23/2009	N	2009-11122, RE#121960 0100; property boarded up, Posted SPS. Sending Supervisor Lancaster for review/determination. J Quinn	James Quinn
07/23/2009	N	2009-11122-Proceed to fine hearing. E.Lancaster	Voria Lancaster
07/27/2009	N	2009-11122, RE#121960 0100; property boarded, but not paintede and structure still in violation. Continue to Board. J Quinn	James Quinn

Case Recap for Case # 2009-11122 - Page 10 of 13

**NEIGHBORHOODS DEPARTMENT**

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

08/03/2009	N	PICS #:09-11122; MCEB#: 90557; SPECIAL MASTERS HEARING:08-01P.M ; PRESIDED BY:C Morando; CASE OFFICER:Jquinn ;Representat	James De Vera
08/04/2009	N	2009-11122, RE#121960 0100; met with owner, Mr Sonny Redmond (229) 220-6050 at 1900 Wambolt. Pointed out the boards utilized in securing the structure, that needed replacing and also informed owner of painting needed. Mr Redmond stated he would correct this and initiate work for correcting other violations and jeep this Officer informed. J Quinn	James Quinn
09/10/2009	N	2009-11122, owner/representative Mr Sonny Redmond (229) 220-6050, e-mailed a request to meet at 1900 Wambolt St to review progress of corrective actions. J Quinn	James Quinn
09/10/2009	N	2009-11122, RE#121960 0100; met with Supervisor Lancaster and Mr S. Redmond at property. Property was boarded up properly and painted. Supervisor Lancaster informed Mr Redmond of a pending meeting concerning status of property J Quinn	Voria Lancaster
09/16/2009	N	2009-11122-Supervisor inspection pictures taken for September 10, 2009 a in error.Please review inspector photos to show temporary borading of building. E.Lancaster	Voria Lancaster
09/17/2009	N	On September 16, 2009, I met with Deputy Director Derek Igou and property representative, Mike Saylor, to discuss case history and development of a Stipulated Agreement for subject property. Mr. Saylor will contact Zone Supervisor Elaine Lancaster to schedule an on-site assessment with Mr. Sonny Redmond; the assessment is required to development a detailed list of required repairs/corrections to comply outstanding violations for this case. Following this assessment, MCCD will develop a Stipulated Agreement. K. Scott, Division Chief	Kimberly Scott
10/02/2009	N	2009-11122-Supervisor and mr Prado met on site with Mr Redmond and Mike Saylor to discuss details for stipulation agreement. E.Lancaster	Voria Lancaster
11/24/2009	N	Special Master hearing scheduled for 12/14/06 10 am.awalker	April Maryland
05/06/2010	N	2009-11122 Case Re-Assessment ; V.Tarver/1760.	Vincent Tarver
02/28/2011	N	2009-11122-violations remain at this time. Building secure as required..Nbeard	Nelson Beard
05/04/2011	N	2009-11122-violations remain, property remains secure...Nbeard	Nelson Beard
08/11/2011	N	2009-11122-violations remain property is secure a this time...Nbeard	Nelson Beard
02/23/2012	N	2009-11122-violations remain, will continue to monitor the property...Nbeard	Nelson Beard
08/15/2012	N	2009-11122-violations remain, continue to monitor...Nbeard	Nelson Beard
12/21/2012	N	2009-11122-violations remain, continue to monitor...Nbeard	Nelson Beard
07/08/2013	N	2009-11122-violations remain, continue to monitor...Nbeard	Nelson Beard
07/22/2014	N	2009-11122 Violations remain, continue to monitor. 1808 B.Chauncey	Bruce Chauncey
07/22/2016	N	2009-111222 - Violations remain. Property now being used for pallet company. Dsteele	Dennis Steele
01/05/2017	N	2009-111222 - Violations remain. Property is now vacant. Dsteele	Dennis Steele

Case Recap for Case # 2009-11122 - Page 11 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

On File

# MUNICIPAL CODE COMPLIANCE DIVISION



Case Recap - Case # 2009-11122 - Case Status: Active

Printed: 02/03/2022 at 10:31.22

04/07/2017	N	2009-11122, Structure appears vacant but grounds used for construction storage. Structure also has a Historic Designation. Continue to review. TRegister	Thomas Register
07/10/2017	N	2009-11122, The property is Posted at the front gate. The structure appears to be vacant and secure, but there are office trailers present and property is being utilized for various types of storage. Continue to monitor. TMyers	Timothy Myers
11/13/2017	N	2009-11122, The property is Posted at the front gate. The structure appears to be vacant and secure, but there are office trailers present and property is being utilized for various types of storage. Continue to monitor. TMyers	Timothy Myers
02/21/2018	N	2009-11122, The property is Posted at the front gate. The structure appears to be vacant and secure, but there are office trailers present and property is being utilized for various types of storage. Attempt to contact present owner. TMyers	Timothy Myers
03/13/2018	N	2009-11122, I spoke to Sonny Redmond at 229-220-6050, I have an appointment with him on 3-15-18 at 2:30 PM on site. TMyers	Timothy Myers
03/16/2018	N	2009-11122, I met on site with Sonny Redmond (Operations-project consultant) w/Amkin, he granted me complete access to the property and walked around with me. This property remains as cited, I will continue to monitor it. TMyers	Timothy Myers
09/12/2018	N	2009-11122, There has been no change in this property, will continue to monitor. TMyers	Timothy Myers
01/11/2019	N	2009-11122, There has been no change in this property, will continue to monitor. TMyers	Timothy Myers
06/10/2019	N	2009-11122 No trespass signs at front entrance. Unable to view conditions of building. GRoberts	Gary Roberts
03/05/2020	N	2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. B Clayton	Bradley Clayton
07/10/2020	N	2009-11122-2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. B Clayton	Bradley Clayton
10/14/2020	N	2009-11122- No legal access to property, unable to view building conditions, setting out 3 months. B Clayton	Bradley Clayton
01/19/2021	N	2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. BNaples	Brian Naples
04/20/2021	N	2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. RBautochka	Robert Bautochka
07/26/2021	N	2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. RBautochka	Robert Bautochka
10/28/2021	N	2009-11122-No legal access to site to view structure based on no trespass signs in front, setting out 3 months. RBautochka	Robert Bautochka
02/03/2022	N	2009-11122, I spoke to Sonny Redmond at 229-220-6050 in the office and advised that his plan is to demolish this location as soon as possible but is in talks with Historic Department to get permission to demolish and will keep us updated once he gets more information. RBautochka	Robert Bautochka

Case Recap for Case # 2009-11122 - Page 12 of 13

## NEIGHBORHOODS DEPARTMENT

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

# MUNICIPAL CODE COMPLIANCE DIVISION



**Case Recap - Case # 2009-11122 - Case Status: Active**

Printed: 02/03/2022 at 10:31.22

02/02/2022

S

2009-11122, I spoke to Sonny Redmond at 229-220-6050 via phone and advised him that I was trying to get an update as to the course of action being taken with this location. He advised that due to the number of calls that he is receiving from persons that he would rather discuss this location in person verses over the phone. I advised him that I am in the Office all day on Thursdays and that there is always a supervisor in the office and that he could speak with any supervisor on a day that he chooses to come in. Violations not correct by owner. No legal access to view property.  
RBautochka

---

Robert Bautochka

Case Recap for Case # 2009-11122 - Page 13 of 13

**NEIGHBORHOODS DEPARTMENT**

214 N. Hogan St, 1st Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

## **Proposed Re-Use of Property**

### **Appropriateness of the Proposed Reuse with Respect to Land Use and Zoning**

The Ford Automotive Plant (FAP) building (165,000 square feet/3.7 acres, under roof) lies on 14.6 acres of privately owned land within the *Water Dependent/Water Related (WD/WR)* Land Use Category of the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. The 14.6-acre parent tract is combined with another 8.8 acres adjacent to the immediate south to create a contiguous 23.4-acre waterfront property. The entire 23.4 acres is designated WD/WR land use and Industrial Water (IW) zoning district. A verbatim excerpt from the Land Use Element of the Comprehensive Plan states:

#### **WD-WR - GENERAL USES**

The uses provided herein shall be applicable to all WD-WR sites in all Development Areas.

#### **Principal Uses**

Ports; Harbors; Industrial docks; Facilities for construction; Maintenance and repair of vessels; Ship supply establishments and facilities; Freight, trucking, shipping or other transportation terminals; Non-manufacturing; Storage; Processing; Transportation; Dredge; and Disposal and other similar uses, which are related to and support the Port are also permitted, even though they may not require deep water access.

In addition to its WD/WR land use and IW zoning designation, the FAP site also lies entirely in the *Industrial Sanctuary* category depicted on the Industrial Preservation Map (Map L-23) that is a supplement to the FLUM. This designation implements Ordinance 2007-560-E, which addresses Comprehensive Plan Policy 3.2.32 as follows:

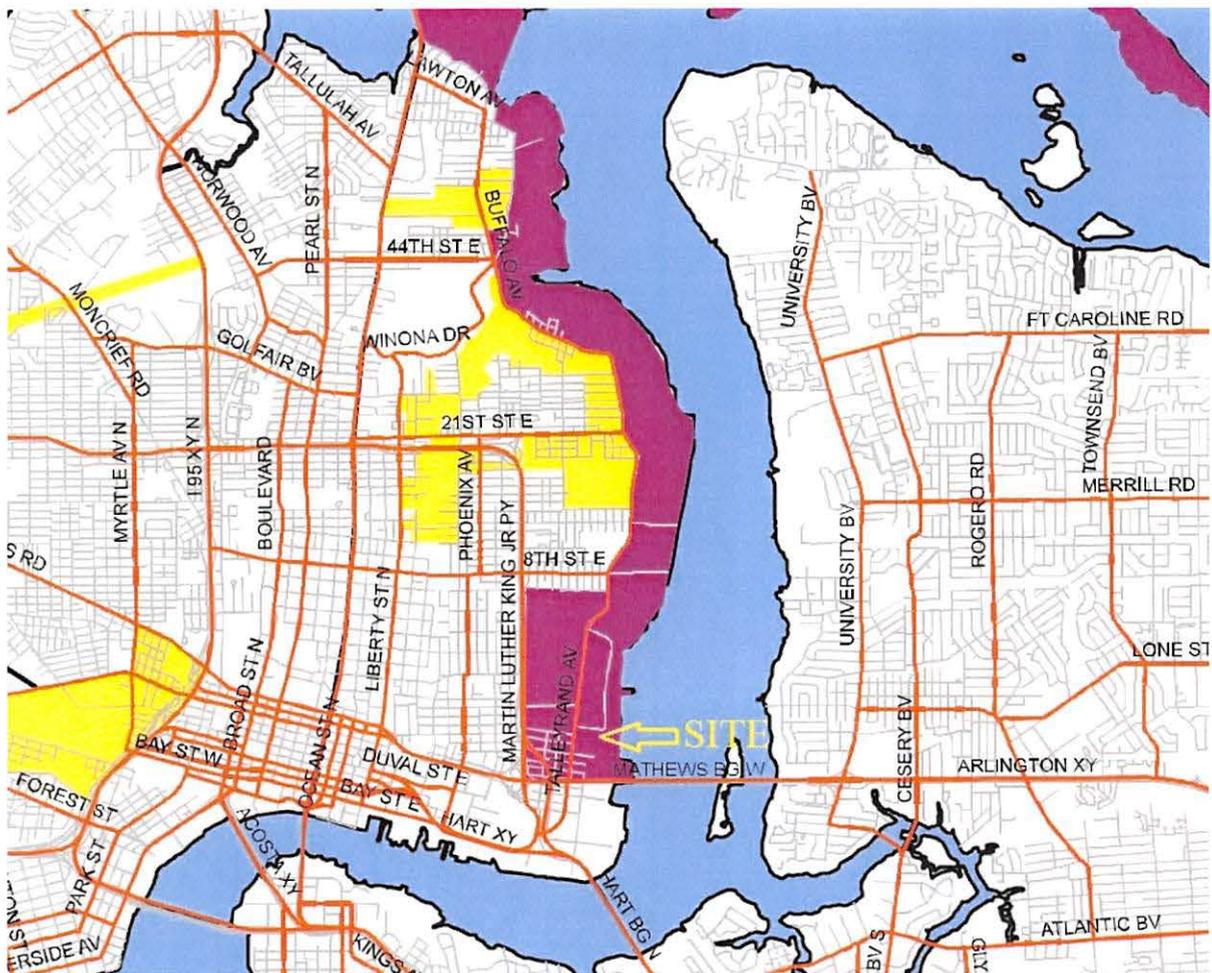
#### **3.2.32**

Where there is not an adopted neighborhood plan and/or study recommending the contrary, areas identified on the Industrial Preservation Map (Map L-23) as Industrial Sanctuary shall not be converted to non-industrial land uses.

Accordingly, the FAP site has been identified by the City of Jacksonville as a prospective development or redevelopment location for port or other maritime use with immediate access to deep, navigable water of the St. Johns River Channel and within a well-established Talleyrand industrial district that is characterized by JAXPORT and other private maritime industrial interests along the western shoreline of the river.

In addition, the FAP site affords a unique position for multi-modal, water-related transport integrated with rail service, which is provided by a CSX Railroad spur/track immediately adjacent to the west property line of the FAP site.

Per the Comprehensive Plan of the City of Jacksonville and its implementing Land Use and Zoning policies and rules, the FAP site cannot be developed as residential use and was specifically targeted by City Council via legislation in 2007 for maritime industrial activities that will help drive Jacksonville's economic/job-producing engine. For this reason, previous proposals by previous owners to create a mixed-use residential/festival marketplace product on the property, making use of the defunct automotive plant building, are now "off the table" as entitled options.



Excerpt, Map L-23, Industrial Preservation, 2030 LUE/Comprehensive Plan

## **Functional Obsolescence**

The Jacksonville FAP was constructed in 1924 by industrial designer Albert Kahn, following a prototype plant design that had already been replicated in over a dozen cities where Ford Motor Company had established regional assembly plants. The one-off building design was created to specifically accommodate the labor-intensive automotive assembly processes of that era. The Jacksonville plant plans were adapted from the Memphis and Charlotte plants that preceded it to suit the dimensions and opportunities of the riverfront site, and primarily to allow the delivery of automotive parts by ship for assembly of a finished automobile (in under two hours) using Ford's assembly line approach to manufacturing. Those completed cars often left the site by railcar from sidings on the north and west sides of the building.

Kahn built over 1000 buildings for Henry Ford in the early 20<sup>th</sup> century and most of his industrial buildings share the common elements of one-story floorplans, operable glass window-walls, sawtooth/mechanically operated roof ventilation, and decorative brickwork facades over steel frame buildings.

Since the year 2001, there have been various investors and prospective tenants evaluating the FAP site and assembly building for adaptive reuse. Plans for a residential/ multi-use "marketplace" emulating Boston's Faneuil Hall failed. Use as the home base for a marine construction firm failed. Carnival Cruise Lines and JAXPORT looked seriously at making Downtown Jacksonville a cruise ship destination and the FAP their cruise terminal. Various ships' repair and "breaking" contractors have tried to adapt the site to their use and failed to find a viable site plan to suit their needs. A recent luxury yacht-builder liked the building but found the column-spacing too tight and ceiling-height too low for indoor crane operations.

The common insurmountable hurdle for all the redevelopment opportunities that have presented to this property has been the inability of any potential user to convert economical reuse of the 165,000 square foot FAP building, which dominates the otherwise usable open areas of the site. The square footage under the roof is too large to make a maritime redevelopment plan work for an end-user that the site is best suited and entitled for.

## **Highest and Best Use**

From a land planning and legal entitlements perspective the highest and best use of the 23.4-acre FAP site is a maritime-related industrial, manufacturing, or maintenance activity. The upland site is likely not large enough to achieve economies of scale in auto transport, bulk freight, or container operations.

Skilled artisans and laborers working in large numbers on high-end or high-technology maritime vessels, such as mid-sized US Navy warships, research vessels, or mid-sized coastal cruise ships, is the ideal "fit" for this site and the best possible economic generator for the surrounding neighborhood, given the Industrial Sanctuary designation of the Comprehensive Plan.

Over 2200 lineal feet of existing deep-water bulkhead and the prospect for a future 400 foot drydock in the internal basin makes the FAP site a candidate for intermediate-to-advanced seagoing vessel maintenance, repair and re-work. The missing component for a state-of-the-art ships' repair facility is the addition of rail-mounted cranes or dedicated heavy-lift craneways clear of horizontal and vertical obstructions.

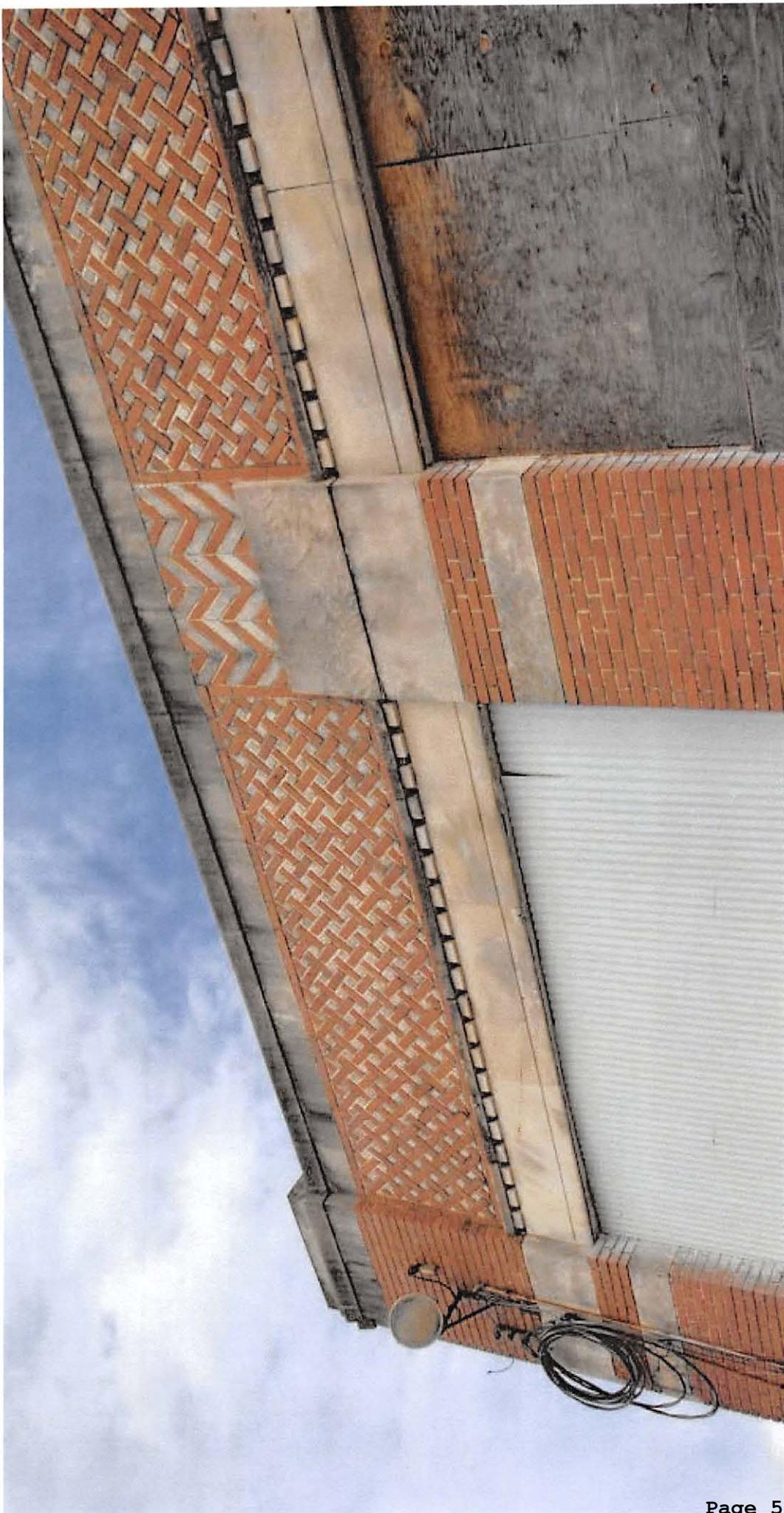
In the ship's repair industry, there is no standard shipyard site design, but a highly desirable facility configuration such as found at the Norfolk Naval Shipyard in Portsmouth, Virginia incorporates a central craneway and adjacent horizontal clear zone of 80' to 90' (total) from the face of the working bulkhead to the nearest permanent structure or building. Separation distances from 100' up to 200' from the working bulkhead to the nearest building is ideal, allowing for maximum flexibility in the placement of portable shops, vans and CONEX boxes that are configured along the water's edge to accommodate the workflow of a given, unique contract vessel. The available clear "work-zone" from any of three bulkheads to the FAP building exterior wall today ranges from only 45' to 65'. This is not conducive to a modern or competitive shipyard operation.

### **In Conclusion**

The owner has investigated the feasibility of designing a reuse for the existing 165,000 square foot building that would be consistent with recently permitted, large-building-footprint construction in the Jacksonville marketplace. Such projects include dock-height transportation logistics transfer facilities, local distribution/product warehouses, high-stack modular storage facilities, and "big-box" retailers and office buildings. However, the existing FAP is not a candidate for adaptive reuse to any of those contemporary indoor uses. Residential, retail commercial use, and office buildings are not permitted within the waterfront-dependent Industrial Sanctuary in any case. Proximity to the deep-water channel of the River demands a port-related use. As the building is not suitable for an adaptive reuse, it is the intent of the owner to prepare the site for an appropriate marine industrial use.



West Elevation



Southwest Cornice



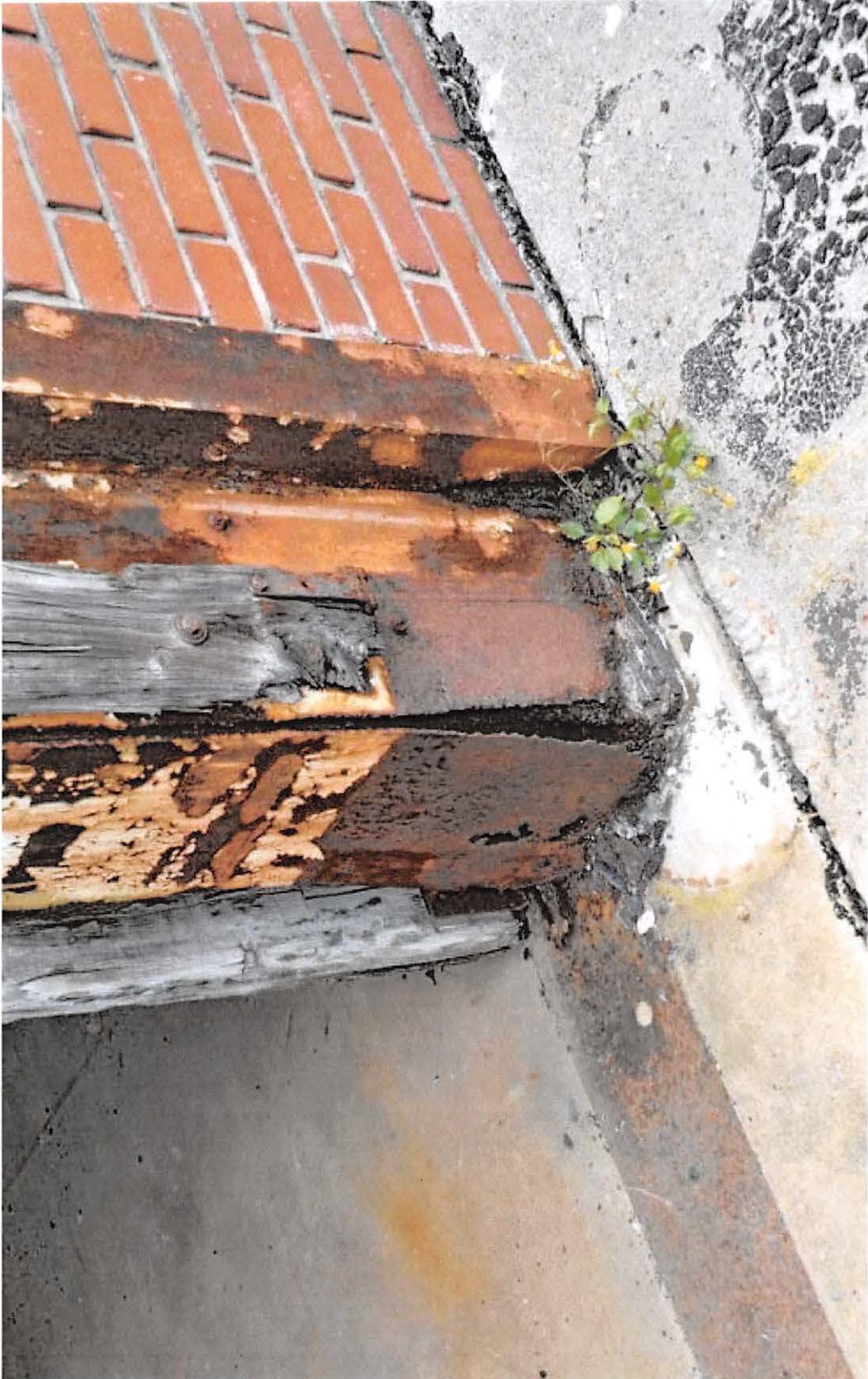
South Elevation



Interior



Ceiling and Roof System



Doorframe support



Intact exterior door



Roof system



Suspended lavatory with sagging truss



Interior storm surge/tide line



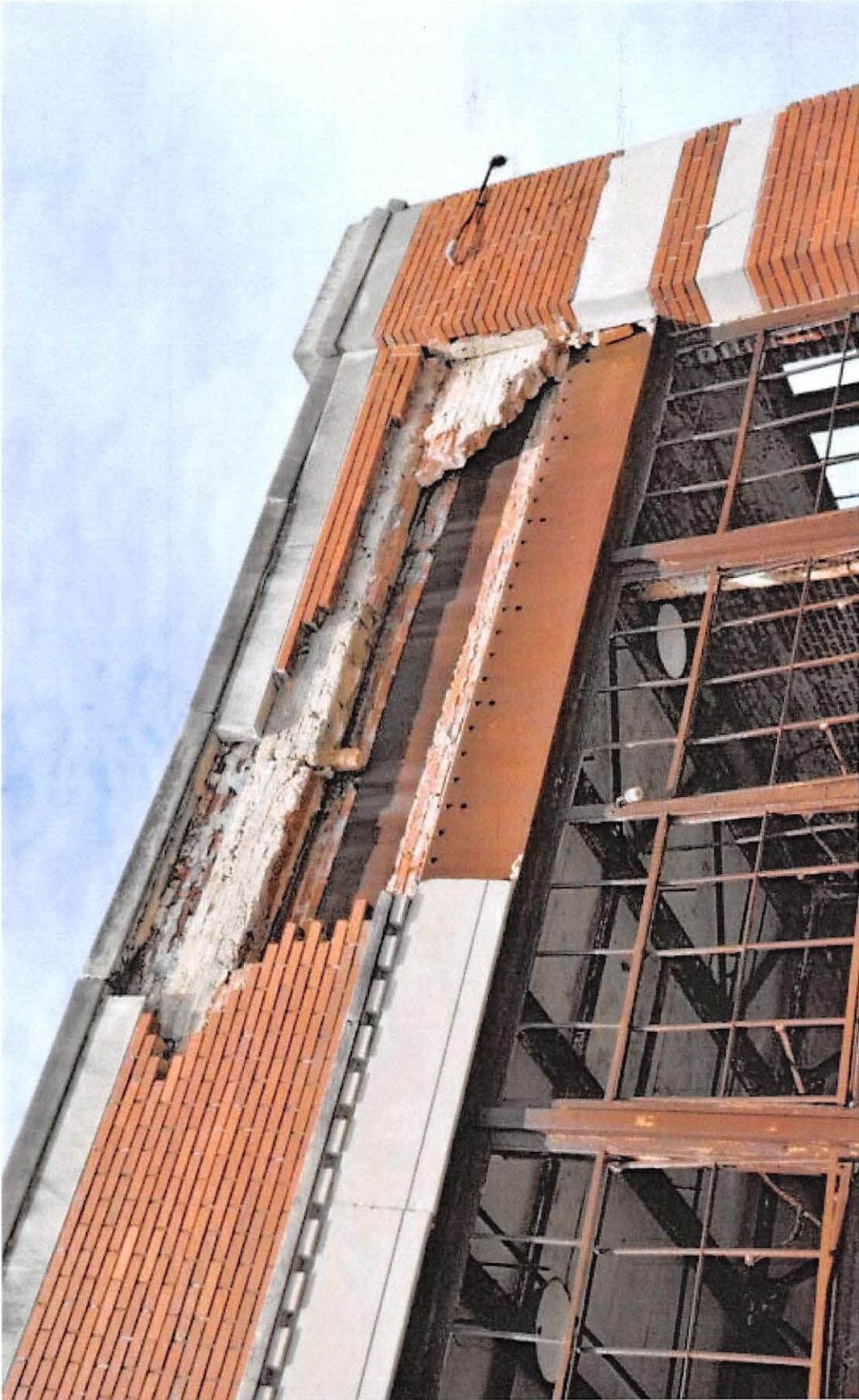
Northeast corner interior



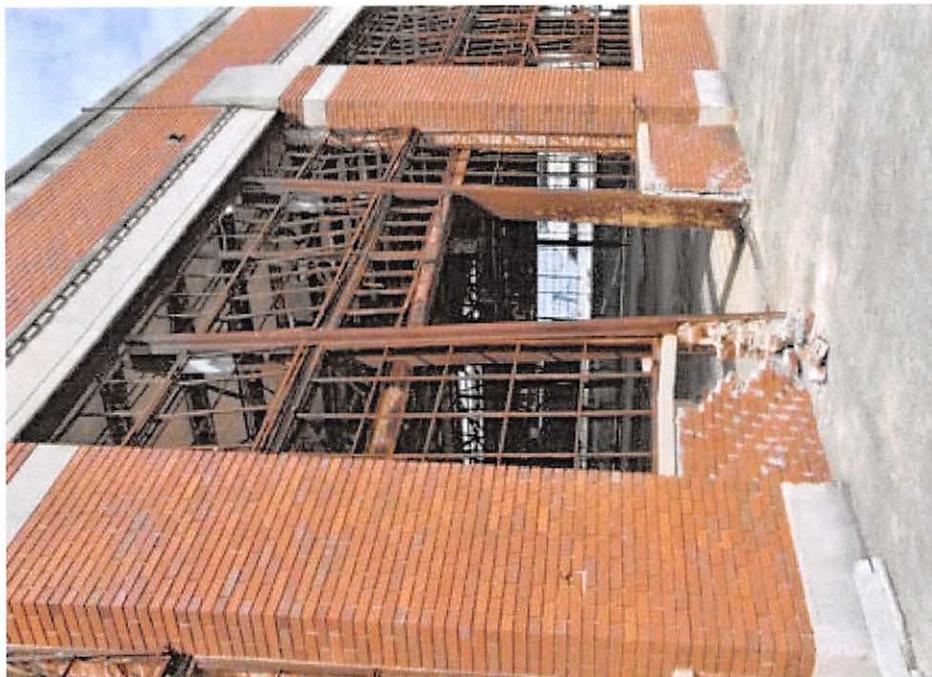
East loading door



Southeast cornice



Northeast cornice



Support steel failure



Southeast bulkhead failure



*Planning and Development Department*

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**NOTICE OF CERTIFICATION**

**RE:** Certified Final Order for COA-22-27456

**DATE:** June 14, 2022

---

Please find attached:

- Certified final order for COA-22-27456, from the May 25, 2022 Historic Preservation Commission meeting

If there are any questions, please contact me at (904) 255-7800.

A handwritten signature in cursive script, reading "Stephanie Pejsa", is written over a horizontal line.

Stephanie Pejsa, Executive Assistant  
Community Planning Division  
Planning and Development Department

BEFORE THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-22-27456**

IN RE: After the fact Certificate of Appropriateness Application of

**Amkin Hill Street, LLC**  
**1900 Wambolt Street**  
**Jacksonville, Florida 32202**

**ORDER ON COA-22-27456: DENIED**

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Taylor Mejia**, on behalf of **Amkin Hill Street, LLC**, the owner of certain real property located at **1900 Wambolt Street, R.E. No. 121960-0100**, seeking approval for **demolition of a local landmark structure**.

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing on **May 25, 2022**, including the COA Application and the Planning and Development Department's Staff Report and Recommendation and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **EXHIBIT A**, and **on file** it its entirety in the Planning and Development Department, the Jacksonville Historic Preservation Commission hereby

**FINDS AND DETERMINES:**

1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and
2. That as stated in the record, substantial competent evidence demonstrates that application **COA-22-27456** does not meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and
3. The Commission hereby adopts the findings in the Staff Report for application **COA-22-27456**, to the extent consistent with this Order; and
4. That the land which is the subject of application **COA-22-27456** is owned by **Amkin Hill Street, LLC**.

**NOW THEREFORE**, it is **ORDERED** by the Historic Preservation Commission:

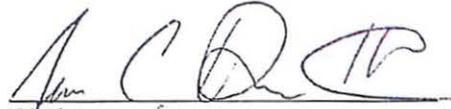
Application **COA-22-27456** is hereby **DENIED**.

Executed this 9th day of June, 2022.

FORM APPROVED:



Susan Grandin  
Office of General Counsel



Chairman  
Historic Preservation Commission

Copies to:

**Owner:** Amkin Hill Street LLC  
1450 Brickell Avenue, Suite 1410  
Miami, FL 33131

**Applicant:** Taylor Mejia  
The Southern Group  
208 North Laura Street, Suite 710  
Jacksonville, FL 32202

**NOTICE OF RIGHT TO APPEAL.** Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

GC-#1502407-v2-Order\_on\_COA-22-27456\_D\_5\_25\_22.docx

May 25, 2022

**Report of the Jacksonville Planning and Development Department**  
**Certificate of Appropriateness Application COA-22-27456**

Address: 1900 Wambolt Street, RE# 121960-0100

Location: North of the Arlington Expressway, between the CSX Rail line and the St. Johns River

Owner: Amkin Hill Street LLC  
1450 Brickell Avenue, Suite 1410  
Miami, FL 33131

Applicant: Taylor Mejia  
The Southern Group  
208 North Laura Street, Suite 710  
Jacksonville, FL 32202

Year Built: c.1924

Designation: Local Landmark

Request: Demolition

Summary Scope of Work:

1. Demolition of a local landmark

**Recommendation: Deny**

\*The Planning and Development Department suggests, as a potential alternative, either a partial demolition with restoration of the street-facing, showroom portion of the structure; or a Historic American Buildings Survey (HABS) recording (reference HABS Guidelines per the National Park Service website, <https://www.nps.gov/hdp/standards/habsguidelines.htm>).

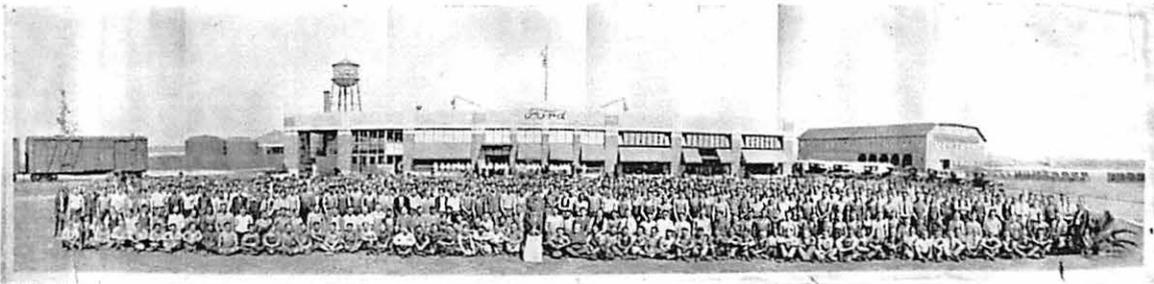
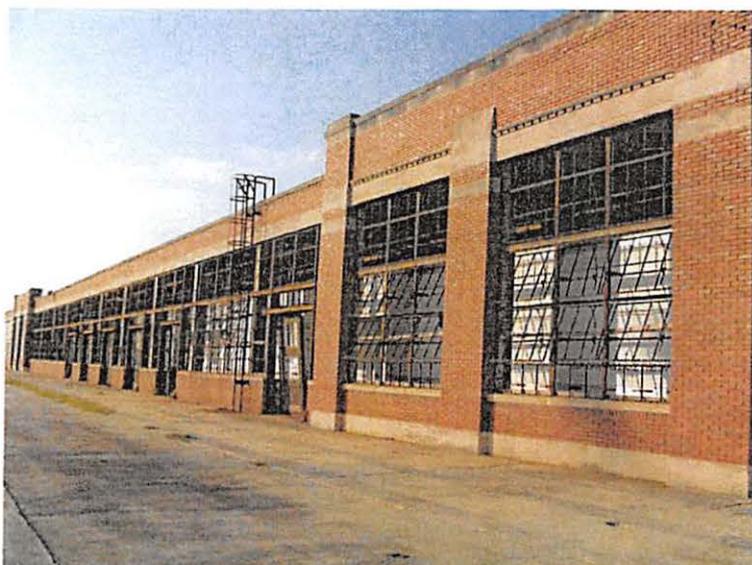


EXHIBIT A



### **PROJECT DESCRIPTION**

This application for a Certificate of Appropriateness (COA) is for the demolition of the Ford Motor Company Assembly Plant, a locally designated landmark (LM-03-09, Ordinance 2003-1267). Per the designation report, the structure meets five (5) of the seven (7) designation criteria. The structure was built in 1924. Albert Kahn, one of America's most notable industrial architects, designed both the original plant and the 1926 addition. Two rail tracks entered the plant from the west to receive freight from ships or to deliver automobiles. The original plant was designed to produce 125 automobiles per day; by 1926 the plant was expanded to produce 200 cars per eight (8) hour day. Initially, the plant was used to make Model T's but began production of the Model A in 1928. The plant was one of the largest in the Southeast and remained in operation until 1932. After that, it was used as a parts distribution center for the state. Henry Ford was directly involved with the planning and operation of the Jacksonville plant.

The applicant has documented that the bulkhead is failing and needs to be replaced. During repair, it is anticipated that the landmarked structure will collapse. The owner would like to

demolish the entire structure and repurpose the site for an industrial waterfront use.

### **STAFF SUMMARY AND ANALYSIS**

Staff considered the Secretary of the Interior's Standards for Rehabilitation and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- The Ford Assembly Plant structure is located north of the Mathews Bridge, in between the St. Johns River and the CSX rail line. The plant building is 165,000 square feet under roof and sits on 14.6 acres of land. A site visit was conducted on May 5, 2022. Significant damage to the bulkhead, foundation, and structure is visibly evident. Brickwork on the warehouse portion closest to the river is falling down, and all of the steel framing is thoroughly rusted, resulting in structural failures throughout the immense space. The office/administration/showroom portion of the building, closest to the rail line, is in much better condition. In general, staff believes that the production portion of the building is beyond restoration but finds that restoration of the front office is possible.
- The Secretary's Standards for Rehabilitation are not oriented towards demolition. The only guidance they offer relates to the preservation and restoration of structures. As such, the proposed demolition would run counter to the intent of the Standards.
- The Ford Plant used the assembly line process and produced the Model T and its replacement, the Model A. At the time of construction, Albert Kahn's design of the Jacksonville plant was regarded as state of the art. The design allowed for boxcars loaded with parts to enter one side of the plant and then exit with finished automobiles. He designed motorized windows that were angled to catch prevailing breezes to maximize airflow to the interior. Bathrooms were built into the truss work above the floor to maximize floor space for production. Albert Kahn's design was an outstanding example of the modern industrial building, and its use of concrete, glass and steel embodies modern architecture. As such, even in its current condition, the structure remains historically and architecturally significant and would be a challenge to reproduce. (Sections 307.106(n)(1, 3 and 9))
- The Ford plant is not important to the ambience of a historic district because it is located outside of the boundaries of a locally designated historic district. However, the building is the last remaining assembly plant of its kind in the state. (Sections 307.106(n)(2 and 4))
- The property owner intends on combining the 14.6 acre subject site with an adjacent 8.8 acres to create a contiguous 23.4 acre waterfront property. The entire portion of land is currently designated Water Dependent-Water Related (WD/WR) on the Future Land Use Map of the Comprehensive Plan and has a zoning classification of Industrial Waterfront (IW). The property also lies entirely within the Industrial Sanctuary; per the Comprehensive Plan, areas identified as Industrial Sanctuary shall not be converted to non-industrial land uses. The applicant has submitted that these designations are some of the reasons why the current landmarked structure is not capable of earning reasonable economic return on its value. Information submitted by the applicant states that the owner has investigated the feasibility of designing a reuse for the existing 165,000 square foot building that would be consistent with recently permitted, large-building-footprint

construction in the Jacksonville marketplace. Such projects include dock-height transportation logistics transfer facilities, local distribution/product warehouses, high-stack modular storage facilities, and “big-box” retailers and office buildings. The applicant argues that the existing Ford plant building is not a candidate for adaptive reuse to any of those contemporary indoor uses because residential, retail commercial use, and office buildings are not permitted within the waterfront-dependent Industrial Sanctuary, and proximity to the deep-water channel of the river demands a port-related use. As such, it is the intent of the owner to prepare the site for an appropriate marine industrial use. Given the fragility and immense size of the structure, relocation is also not a feasible alternative. (Sections 307.106(n)(5, 7, 8 and 10))

- The applicant has provided letters from a structural engineer and an architect, which discuss the current condition of the bulkhead and structure. Both letters contend that structural failure is imminent if the bulkhead is repaired (and repair is necessary under any development scenario). Having visited the site, staff agrees that the bulkhead and foundation have significant damage, and the steel frame of the structure is already collapsing in places. (Section 307.106(n)(6))
- While the production/warehouse portion of the building may be suitable for demolition, the Department finds that the administrative offices appear to be fit for restoration. Staff suggests that the owner consider either a partial demolition with restoration of the street-facing, showroom portion of the structure; or a Historic American Buildings Survey (HABS) recording (reference HABS Guidelines per the National Park Service website, <https://www.nps.gov/hdp/standards/habsguidelines.htm>), to thoroughly document the site and mitigate the negative effects demolition would have on the City’s historical and architectural resources.

For these reasons, it is the position of the Planning and Development Department that the proposed work is inconsistent with:

1. Section 307.106(n) Guidelines on Demolition: 1-10
2. Secretary of the Interior’s Standards for Rehabilitation

#### **CODE CRITERIA AND DESIGN REGULATIONS**

##### **Demolition**

- 307.106(n)(1) - The historic or architectural significance of the building or structure;
- 307.106(n)(2) - The importance of the building or structure to the ambience of the historic district;
- 307.106(n)(3) - The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;
- 307.106(n)(4) - Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;

- 307.106(n)(5) - Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be;
- 307.106(n)(6) - The difficulty or the impossibility of saving the building or structure from collapse;
- 307.106(n)(7) – Whether the building or structure is capable of earning reasonable economic return on its value.
- 307.106(n)(8) - Whether there are other feasible alternatives to demolition;
- 307.106(n)(9) - Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and
- 307.106(n)(10) – Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.

**Secretary of the Interior’s Standards for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**LOCATION MAP**



PICTURE OF PROPERTY WITH POSTED SIGN



# Application For Certificate of Appropriateness

## Application Info

<b>Tracking #</b>	27456	<b>Application Status</b>	FILED COMPLETE
<b>Date Started</b>	04/25/2022	<b>Date Submitted</b>	04/25/2022

## Planning and Development Department Info

<b>COA #</b>	N/A
<b>Admin Review</b>	
<b>Admin Recommendation</b>	N/A
<b>Admin Date Of Action</b>	N/A
<b>Forwarded to JHPC</b>	
<b>JHPC Meeting Date</b>	N/A
<b>Staff Recommendation</b>	N/A
<b>JHPC Recommendation</b>	N/A
<b>JHPC Date Of Action</b>	N/A
<b>Admin Details</b>	N/A
<b>JHPC Details</b>	N/A

## General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
MEJIA	TAYLOR	
<b>Company Name</b>		
THE SOUTHERN GROUP		
<b>Mailing Address</b>		
208 N LAURA ST SUITE 710		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32202
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
904 349 5954	904	MEJIA@THESOUTHERNGROUP.COM

## General Information On Agent(s)

<b>Agent represents</b>	<input type="checkbox"/> <b>Owner</b>	<input type="checkbox"/> <b>Contractor</b>	<input type="checkbox"/> <b>Architect</b>	<input type="checkbox"/> <b>Consultant</b>	<input type="checkbox"/> <b>Other</b>
<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>			
MEJIA	TAYLOR				
<b>Company/Trust Name</b>					
THE SOUTHERN GROUP					
<b>Mailing Address</b>					
208 N LAURA ST SUITE 710					
<b>City</b>	<b>State</b>	<b>Zip Code</b>			
JACKSONVILLE	FL	32202			
<b>Phone</b>	<b>Fax</b>	<b>Email</b>			
9043495954	904	MEJIA@THESOUTHERNGROUP.COM			

## Description Of Property

**Property Designation** Local Landmark

**Property Appraiser's RE #(s)** (10 digit number with a space ##### #####)

<b>Map</b>	<b>RE#</b>
	121960 0100

Companion Zoning Application Tracking # (if known)

**Location Of Property**

**General Location**  
1900 WAMBOLT ST

House #	Street Name, Type and Direction	Zip Code
1900	WAMBOLT ST	32202

**Between Streets**  
FAIRFIELD PLACE and MATTHEWS BRIDGE

**Type Of Improvement**

<input type="checkbox"/> Addition	<input type="checkbox"/> Driveway	<input type="checkbox"/> Demolition	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Alteration	<input type="checkbox"/> Relocation	<input type="checkbox"/> New Construction	<input type="checkbox"/> Reroof/Minor Repairs
<input type="checkbox"/> Fencing			

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.  
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

**Proposed Work**  
DEMOLITION OF EXISTING BUILDING.

**Addition Information**

**Is this a violation?** Check the box if it is.  
**If you have been working with a planner** choose one from the list KELLY, SUSAN

**Demolition - Required Attachments For Complete Application**

- Written Statement** - Applicant's written statement of reasoning.
- Letter From Engineer** - Letter from licensed registered engineer/contractor.
- Statement Of Economic Viability** - Statement of economic viability of rehabilitation to code.
- Proposed Re-use Of Property**
- Appointment With Staff** - Appointment with staff to review condition.
- Photos Of Structure** - Photos of structure interior and exterior.

**Additional Documents Provided**

Description
CODE COMPLIANCE REPORT

**Application Certification**

For applications that can be approved administratively, there is no application fee.  
For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

**Payment deadline:** The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



*Planning and Development Department*

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**NOTICE OF CERTIFICATION**

**RE:** Certified List of Speakers for COA-22-27456

**DATE:** June 14, 2022

---

Please find attached:

- Certified list of speakers and those that provided written comments regarding COA-22-27456, heard at the May 25, 2022 Historic Preservation Commission meeting

If there are any questions, please contact me at (904) 255-7800.

A handwritten signature in black ink, appearing to read "Stephanie Pejsa", is written over a horizontal line.

Stephanie Pejsa, Executive Assistant  
Community Planning Division  
Planning and Development Department

May 25, 2022  
Jacksonville Historic Preservation Commission  
List of Speakers / Providers of Written Statements

COA-22-27456

Jim Gilmore  
208 North Laura Street, Suite 710  
Jacksonville, FL 32202

Mike Saylor  
12581 Sawpit Road  
Jacksonville, FL 32226

Crissie Cudd  
1419 Silver Street  
Jacksonville, FL 32206

Kim Pryor  
245 West 5<sup>th</sup> Street  
Jacksonville, FL 32206

Scott O'Connor  
9008 Heckscher Drive  
Jacksonville, FL 32226

Jenny Wolfe  
2029 Vista Cove Road  
St. Augustine, FL 32084

Dale Sinclair  
2136 Post Street  
Jacksonville, FL 32204

Deborah Early  
4790 Ortega Blvd  
Jacksonville, FL 32210



*Planning and Development Department*

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**NOTICE OF CERTIFICATION**

**RE:** Certified Transcript of the May 25, 2022 Jacksonville Historic Preservation Commission Meeting

**DATE:** June 14, 2022

---

Please find attached:

- Certified Historic Preservation Commission Transcript for the May 25, 2022 meeting, including item COA-22-27456

If there are any questions, please contact me at (904) 255-7800.

A handwritten signature in black ink, which appears to read "Stephanie Pejsa". The signature is written over a horizontal line.

Stephanie Pejsa, Executive Assistant  
Community Planning Division  
Planning and Development Department

1

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, May 25, 2022,  
commencing at 3:26 p.m., at the Ed Ball Building, 214  
North Hogan Street, 1st Floor Training Room,  
Jacksonville, Florida, before Diane M. Tropa, FPR, a  
Notary Public in and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

SUSAN KELLY, Planning and Development Dept.  
JERMAINE ANDERSON, Planning and Development.  
ARIMUS WELLS, Planning and Development Dept.  
SUSAN GRANDIN, Office of General Counsel.  
STEPHANIE PEJUSA, Planning and Development Dept.

- - -

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

3

1 We're going to move through Agenda A as quickly  
2 as we can as we're going to start there.  
3 So we're going to take a break every two  
4 hours as needed. Any private conversations,  
5 please be had in the hallway. Any cell phone  
6 conversations, silence them, please. And we're  
7 going to move through this as quickly as  
8 possible.  
9 I'll go ahead and take a motion for the  
10 minutes from the March 23rd meeting.  
11 COMMISSIONER LOPERA: Motion to approve  
12 the minutes from the March 23rd meeting of the  
13 Historic Preservation Commission.  
14 COMMISSIONER KASPER: Second.  
15 THE CHAIRMAN: All those in favor?  
16 COMMISSION MEMBERS: Aye.  
17 THE CHAIRMAN: Those opposed?  
18 COMMISSION MEMBERS: (No response.)  
19 THE CHAIRMAN: Hearing none, you have  
20 approved those minutes.  
21 We're going to head straight into  
22 Agenda A. We're going to run through the  
23 consent agenda. We have COA-22-27134, 125 East  
24 3rd Street; COA-22-27195, 1302 North Laura  
25 Street; COA-22-27196, 1306 North Laura Street;  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

2

1 PROCEEDINGS  
2 May 25, 2022 3:26 p.m.  
3  
4  
5 THE CHAIRMAN: Sorry about the delay.  
6 We're going to go ahead and kick off the  
7 May 25th meeting of the Jacksonville Historic  
8 Preservation Commission.  
9 If we could start with some introductions.  
10 Susan, if you'd start.  
11 MS. GRANDIN: Susan Grandin, Office of  
12 General Counsel.  
13 MS. KELLY: Susan Kelly, Historic  
14 Preservation section.  
15 MR. ANDERSON: Jermaine Anderson, Historic  
16 Preservation.  
17 COMMISSIONER EPSTEIN: Julia Epstein,  
18 commissioner.  
19 COMMISSIONER MONTOYA: Michael Montoya,  
20 commissioner.  
21 THE CHAIRMAN: J.C. Demetree, chairman.  
22 COMMISSIONER LOPERA: Andres Lopera,  
23 commissioner.  
24 COMMISSIONER KASPER: Erik Kasper,  
25 commissioner.  
THE CHAIRMAN: As most of you have  
probably realized, we have two agendas today.  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

4

1 COA-22-27202, 212 West 5th Street;  
2 COA-22-27203, 253 East 4th Street;  
3 COA-22-27216, 2242 Myra Street; COA-22-27229,  
4 2229 Riverside Avenue; and COA-22-27262, 2217  
5 Herschel Street.  
6 Do any commissioners have any ex parte or  
7 any comments?  
8 COMMISSION MEMBERS: (No response.)  
9 THE CHAIRMAN: We'll go ahead and open the  
10 public hearing.  
11 Is anyone here to speak on anything on  
12 this consent agenda?  
13 AUDIENCE MEMBERS: (No response.)  
14 THE CHAIRMAN: Seeing none, we'll close  
15 the public hearing and I'll entertain a motion.  
16 COMMISSIONER LOPERA: Motion to approve  
17 consent agenda for Agenda A.  
18 COMMISSIONER KASPER: Second.  
19 THE CHAIRMAN: All those in favor?  
20 COMMISSION MEMBERS: Aye.  
21 THE CHAIRMAN: Those opposed?  
22 COMMISSION MEMBERS: (No response.)  
23 THE CHAIRMAN: Hearing none, that consent  
24 agenda has been approved.  
25 We're going to move right into Section D,  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

5

1 Previously Deferred Items to be Heard. First  
 2 on our docket, COA-22-27035, 1414 Talbot  
 3 Avenue.  
 4 MS. GRANDIN: Is that the one that was  
 5 administratively done?  
 6 THE CHAIRMAN: Oh, yes. That has actually  
 7 been done administratively, so that is now off  
 8 our agenda, so we're going to keep moving.  
 9 That gets us down to Section F, Historic  
 10 Designations. First one on the docket is  
 11 LM-22-04, 318 North Broad Street.  
 12 MS. KELLY: LM-22-04 seeks the local  
 13 landmark designation for the structure at  
 14 318 North Broad Street. The Department found  
 15 that the structure meets two of the seven  
 16 criteria.  
 17 The building at 318 North Broad Street  
 18 exemplifies the change of North Broad Street  
 19 from predominantly residential to commercial.  
 20 Based on Sanborn maps and City directories,  
 21 318 North Broad was built between 1901 and 1902  
 22 as a two-story, wood-framed residence.  
 23 The previous house on the parcel was  
 24 destroyed by the 1901 fire. By 1913, the  
 25 residence was moved to the back of the lot and  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

6

1 incorporated as part of the new two-story  
 2 masonry commercial building fronting Broad  
 3 Street.  
 4 318 North Broad is also significant as one  
 5 of the few remaining buildings directly  
 6 associated with the East European Jewish  
 7 community that was established in LaVilla in  
 8 1934.  
 9 318 North Broad housed the Progress  
 10 Furniture Company owned by Olga Burney and Leo  
 11 Moskovitz. The Progress Furniture Company  
 12 occupied the building until the late 1990s.  
 13 After Progress Furniture Company left, the  
 14 building was used for a period by the DeLoach  
 15 Furniture Company for storage.  
 16 The Department finds that the structure  
 17 meets the landmark designation criteria for its  
 18 value as a significant reminder of the cultural  
 19 and historical heritage of the city.  
 20 The most significant character-defining  
 21 feature of the primary elevation fronting North  
 22 Broad Street is the simple mission-style  
 23 parapet. The mission style was popular from  
 24 the 1890s through the 1920s.  
 25 It appears that the original front and  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

7

1 side elevations of the commercial building were  
 2 exposed red brick, which were later covered  
 3 with stucco. At the juncture of the masonry  
 4 and wooden sections, the front porch of the  
 5 residence is still intact, as well as the  
 6 original horizontal drop siding of the front  
 7 elevation. Some of the original window and  
 8 door trim, as well as the wooden, double-hung  
 9 sash windows, are also evident.  
 10 Due to the lack of continuous maintenance,  
 11 both the masonry and wooden sections show  
 12 evidence of water damage, particularly where  
 13 the two meet. The residential part is severely  
 14 deteriorated, making access to the second floor  
 15 unsafe. Additional evaluations will need to be  
 16 made to determine the rehabilitation viability  
 17 of the residential portion. However, the  
 18 exterior load-bearing walls of the commercial  
 19 building appear to be sound and have more  
 20 rehabilitation potential.  
 21 Staff finds that the structure is suitable  
 22 for preservation and restoration. Staff  
 23 recommends approval of the structure at  
 24 318 North Broad as a local landmark.  
 25 THE CHAIRMAN: Thank you.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

8

1 Questions for staff?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. We'll go ahead  
 4 and open the public hearing.  
 5 Is the applicant here?  
 6 AUDIENCE MEMBERS: (No response.)  
 7 THE CHAIRMAN: All right.  
 8 MS. KELLY: This might be one of the ones  
 9 where the applicant -- I think both the  
 10 landmarks, the applicant is unable to attend.  
 11 THE CHAIRMAN: Is anybody else here to  
 12 speak on this landmark?  
 13 AUDIENCE MEMBERS: (No response.)  
 14 THE CHAIRMAN: With that, we'll close the  
 15 public hearing and I will entertain a motion.  
 16 COMMISSIONER LOPERA: Thank you for the  
 17 staff report. And based on your findings, I  
 18 motion to approve LM-22-04.  
 19 COMMISSIONER KASPER: Second.  
 20 THE CHAIRMAN: Any conversation, thoughts,  
 21 concerns?  
 22 COMMISSION MEMBERS: (No response.)  
 23 THE CHAIRMAN: All those in favor?  
 24 COMMISSION MEMBERS: Aye.  
 25 THE CHAIRMAN: Those opposed?  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

9

1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: Hearing none, you have  
 3 approved the historic designation.  
 4 I will move on to LM-22-05. That is  
 5 525 West Beaver Street.  
 6 MS. KELLY: LM-22-05 seeks the local  
 7 landmark designation for the structure at  
 8 525 West Beaver Street. The Department found  
 9 that the structure meets four of the seven  
 10 criteria.  
 11 So 525 West Beaver is located in the  
 12 historic LaVilla area. For over a century, the  
 13 northern part of LaVilla was the commercial and  
 14 social center of Jacksonville's  
 15 African-American community. Having to create  
 16 an economy within a segregated neighborhood  
 17 such as LaVilla, many black-owned businesses  
 18 flourished, along with a growing professional  
 19 class.  
 20 One of the remaining examples of the  
 21 heyday of LaVilla as the business center of  
 22 Jacksonville's African-American community  
 23 during the first half of the 20th century is  
 24 the Lawton Pratt Funeral Home. Established in  
 25 1910 under prominent director Lawton Pratt, and  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

10

1 moving to an attractive new building in 1914 at  
 2 525 West Beaver Street, the mortuary has served  
 3 Jacksonville's African-American population for  
 4 over a hundred years, making it one of the  
 5 oldest funeral homes in Florida.  
 6 Lawton Pratt is recognized as the second  
 7 licensed black funeral director in Florida.  
 8 After establishing his business in  
 9 Jacksonville, Pratt contracted with well-known  
 10 builder Joseph Blodgett to design and construct  
 11 a new funeral home at 525 West Beaver Street.  
 12 Born in 1858, Joseph Haygood  
 13 Blodgett became one of the most respected and  
 14 successful African-American business and  
 15 community leaders in Jacksonville during the  
 16 first quarter of the twentieth century. By  
 17 1898, he had reportedly entered the  
 18 construction and real estate business and had  
 19 constructed numerous houses and businesses.  
 20 One of the more noted buildings reportedly  
 21 designed and constructed by Blodgett in 1915  
 22 was the Lawton Pratt Funeral Home at 525 West  
 23 Beaver Street. The Hillman-Pratt Funeral Home  
 24 is in good condition and retains integrity of  
 25 location and integrity of setting. The  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

11

1 property retains its integrity as a two-part  
 2 commercial block building with intact chapel  
 3 and offices on the first floor and residential  
 4 and office space on the second floor.  
 5 The exterior retains significant  
 6 architectural elements, including the corbeled  
 7 brickwork; round, arched niches and vents;  
 8 Gothic arched chapel windows; and unique  
 9 textured brick and stucco facades. These  
 10 architectural elements retain integrity of  
 11 materials and their inherent workmanship of a  
 12 master builder and architect of segregated  
 13 Jacksonville.  
 14 Staff recommends approval of the structure  
 15 at 525 West Beaver as a local landmark.  
 16 THE CHAIRMAN: Thank you.  
 17 Any questions for staff?  
 18 COMMISSION MEMBERS: (No response.)  
 19 THE CHAIRMAN: All right. We'll open the  
 20 public hearing.  
 21 Is anyone here to speak on this historic  
 22 designation?  
 23 AUDIENCE MEMBERS: (No response.)  
 24 THE CHAIRMAN: All right. We'll close the  
 25 public hearing, and I'll entertain a motion.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

12

1 COMMISSIONER LOPERA: Motion to approve  
 2 LM-22-05, as the staff has found four of the  
 3 seven criteria required for landmark  
 4 designation.  
 5 COMMISSIONER KASPER: Second the motion.  
 6 THE CHAIRMAN: Any comments or concerns?  
 7 COMMISSION MEMBERS: (No response.)  
 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, you have  
 13 approved LM-22-05.  
 14 We'll move on to Section G, Certificates  
 15 of Appropriateness, with only one on the  
 16 docket, COA-22-27255, 1267 Avondale Avenue.  
 17 MS. KELLY: Application for COA-22-27255  
 18 is for the installation of steel shingles on  
 19 the roofs of a contributing single-family  
 20 dwelling and attached garage.  
 21 The subject site is a corner lot with  
 22 prominent site visibility. The applicant seeks  
 23 to replace the existing gray architectural  
 24 singles with gray KasselWood brand steel  
 25 shingles. The majority of homes on this  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

13

1 portion of the block have roofs with either  
2 composition or asphalt shingles as the roofing  
3 material.  
4 Originally constructed in 1925, the  
5 subject property currently contains a  
6 two-story, single-family contributing structure  
7 and a detached garage. Both structures have  
8 gray architectural shingles.  
9 Given the nonoriginal nature of the  
10 existing shingles, the design guidelines  
11 generally allow for greater flexibility in  
12 terms of replacement. However, when reviewing  
13 replacement of nonhistoric roof surfacing, the  
14 guidelines recommend that the replacement  
15 material be substantially compatible with the  
16 overall design of the building and in keeping  
17 with the architecture features of the property  
18 and its environment.  
19 Further, at this time, staff is unable to  
20 determine whether the proposed steel shingles  
21 will have a similar aesthetic to that of  
22 composition shingles or asphalt shingles.  
23 For these reasons, staff finds that the  
24 proposed work is inconsistent with the design  
25 guidelines in Section 307.106. The Department  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

14

1 recommends denial.  
2 THE CHAIRMAN: Questions for staff?  
3 COMMISSIONER LOPERA: Yes.  
4 Through the Chair, you had mentioned a  
5 couple of times that you were unable to  
6 determine whether the shingles meet the similar  
7 aesthetic. Were the physical samples presented  
8 to you?  
9 MS. KELLY: No. We didn't see the  
10 physical -- I think the applicant may have  
11 brought the samples with them.  
12 AUDIENCE MEMBER: I have them.  
13 COMMISSIONER LOPERA: Okay.  
14 THE CHAIRMAN: Any other questions for  
15 staff?  
16 COMMISSIONER KASPER: Similar question. I  
17 see a photograph within it. So the question  
18 is, what does it actually look like in person?  
19 MS. KELLY: Yes. Through the Chair, we  
20 looked at the pictures and we looked at images  
21 of how it appeared on other roofs and things  
22 like that. And honestly, we just couldn't  
23 really make out how the aesthetic looks.  
24 We're very interested in hearing what the  
25 Commission thinks about it because, you know,  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

15

1 we're not necessarily opposed to alternative  
2 materials, but it has to maintain that  
3 aesthetic. We're clearly not preserving the  
4 historic fabric in this case, but it's just  
5 about maintaining that aesthetic.  
6 THE CHAIRMAN: All right. We're going to  
7 go ahead and open the public hearing.  
8 And you can come on up.  
9 (Audience member approaches the podium.)  
10 THE CHAIRMAN: You can have a seat today.  
11 AUDIENCE MEMBER: That's different.  
12 THE CHAIRMAN: Yup. State your name and  
13 address.  
14 AUDIENCE MEMBER: Tina Collins Peterson,  
15 1267 Avondale Avenue.  
16 THE CHAIRMAN: And, Tina, she's going to  
17 swear you in.  
18 MS. PETERSON: I do have two different  
19 product --  
20 THE CHAIRMAN: Tina, she's going to swear  
21 you in.  
22 MS. PETERSON: Oh, I'm sorry.  
23 THE CHAIRMAN: No, you're fine.  
24 THE REPORTER: If you would raise your  
25 right hand for me, please.  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

16

1 MS. PETERSON: (Complies.)  
2 THE REPORTER: Do you affirm that the  
3 testimony you are about to give will be the  
4 truth, the whole truth, and nothing but the  
5 truth?  
6 MS. PETERSON: Yes.  
7 THE REPORTER: Thank you.  
8 THE CHAIRMAN: All right. Welcome.  
9 MS. PETERSON: I have two different  
10 product samples that I'm considering for my  
11 home. One is a 16-by-16 (inaudible) tile. I  
12 actually have the original specifications for  
13 my house, and it actually is a 16-by-16 hex  
14 product that was used that's no longer usable.  
15 And then my second choice would be the one  
16 that's part of the COA. That's this one  
17 (indicating). And there's various color  
18 choices, so whatever color recommendations to  
19 stay in the gray family or whatever is totally  
20 fine.  
21 There are also two homes within two blocks  
22 from me that have metal roofing. 1338 Avondale  
23 Avenue, and I have a picture. And then also --  
24 I can see this house from my home --  
25 1309 Challen has that as well.  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

17

1 (Displays photographs.)  
 2 THE CHAIRMAN: Okay. Can we get -- can we  
 3 see that sample, actually?  
 4 MS. PETERSON: Sure.  
 5 THE CHAIRMAN: And the pictures would be  
 6 great.  
 7 (Materials tendered to the Commission.)  
 8 THE CHAIRMAN: Thank you.  
 9 Okay. Questions for our applicant at the  
 10 moment?  
 11 COMMISSIONER KASPER: Yes. Good evening,  
 12 ma'am. Can you maybe give us a little bit more  
 13 background as to what your -- what your  
 14 strategy is and what your thinking is? Because  
 15 clearly the neighborhood, as staff has  
 16 mentioned, is more of a natural material on the  
 17 roof. And so tell us why you're requesting to  
 18 go a different direction.  
 19 MS. PETERSON: Okay. I like the diamond  
 20 pattern as my number one, because I have a  
 21 photo of my house when it was originally built,  
 22 and it's got the diamond shape, so I wanted to  
 23 replicate that. I'm kind of a historic nut  
 24 myself. I've spent a lot of money redoing  
 25 windows to the original, so I'm definitely not  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

18

1 trying to change the historic nature. I want  
 2 this to kind of be the last roof I have to put  
 3 on this home, assuming no hurricanes.  
 4 COMMISSIONER KASPER: So could I follow up  
 5 on that point?  
 6 MS. PETERSON: Sure.  
 7 COMMISSIONER KASPER: So you say you have  
 8 a photograph --  
 9 MS. PETERSON: I do.  
 10 COMMISSIONER KASPER: -- showing a diamond  
 11 pattern on the roof?  
 12 MS. PETERSON: I do.  
 13 COMMISSIONER KASPER: But that could have  
 14 been an asbestos tile or a slate?  
 15 MS. PETERSON: Yes.  
 16 COMMISSIONER KASPER: And not metal?  
 17 MS. PETERSON: Correct.  
 18 COMMISSIONER KASPER: Okay.  
 19 MS. PETERSON: Correct. But asphalt  
 20 wasn't a product used then either, so ...  
 21 COMMISSIONER KASPER: I'm just trying to  
 22 get at the root of going to the metal.  
 23 MS. PETERSON: It's the longevity. It's  
 24 the -- I want a stronger roof. And like I  
 25 said, I'm trying to get a product that this  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

19

1 roof that I put on is the last roof, hopefully,  
 2 I have to put on the home.  
 3 THE CHAIRMAN: Okay. Questions -- any  
 4 other questions at the moment?  
 5 COMMISSIONER LOPERA: Through the Chair, I  
 6 believe that this product carries a 40-year  
 7 warranty from what I read online?  
 8 MS. PETERSON: Yes.  
 9 COMMISSIONER MONTOYA: Through the Chair,  
 10 is that for both of the tiles or just this one?  
 11 Or do you know the information about the  
 12 diamond tile?  
 13 MS. PETERSON: The diamond one I think  
 14 has -- I think they are both about 40 with the  
 15 warranties.  
 16 The reason I'm going with two different  
 17 choices is that I have to work back with them  
 18 on the Florida Product Approval codes, right,  
 19 as well. So that would be the next step. One  
 20 is there and one isn't, so ...  
 21 THE CHAIRMAN: All right. We will call  
 22 you back up when we need you. Thank you. I  
 23 can give you these back.  
 24 COMMISSIONER EPSTEIN: Sorry. Really  
 25 quickly, through the Chair, you're saying one  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

20

1 of these does not have Florida Product Approval  
 2 or you're working on getting --  
 3 MS. PETERSON: I'm trying to find out for  
 4 sure if they do or don't. The one that you're  
 5 holding has an approval code. This company  
 6 does not yet, but they said they're in the  
 7 process, so that's what I'm trying to see.  
 8 COMMISSIONER EPSTEIN: Okay.  
 9 THE CHAIRMAN: Thank you.  
 10 Is anybody else here to speak on this COA?  
 11 AUDIENCE MEMBERS: (No response.)  
 12 THE CHAIRMAN: Seeing none, we'll close  
 13 the public hearing and I'll entertain a motion.  
 14 COMMISSIONER LOPERA: Motion to deny  
 15 COA-22-27255.  
 16 COMMISSIONER KASPER: Second.  
 17 THE CHAIRMAN: All right. Conversation?  
 18 COMMISSIONER LOPERA: Through the Chair to  
 19 staff, now that you've seen the product as far  
 20 as, you know, the aesthetics of it and it, you  
 21 know, appearing similar as far as the one that  
 22 looked like a shingle, what are your thoughts  
 23 now based on what's written here?  
 24 MS. KELLY: Through the Chair, so this  
 25 is -- what our concern was also when we saw  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

21

1 pictures of it is that, installed, will it look  
2 like -- I think there's about five or so  
3 shingles together. So installed, does it look  
4 kind of seamless? Or visually, does it look  
5 like five installed shingles? And so we just  
6 couldn't get a feel for that. And I'm not sure  
7 the best way to do that.

8 Honestly, when we looked at the images  
9 online, it didn't look great, but I want to  
10 give that the benefit of the doubt. It is a  
11 computer and drone images and stuff. So that's  
12 our biggest concern. If it was -- if it had  
13 maybe a clearer delineation of each shingle,  
14 maybe that would help, so ...

15 COMMISSIONER MONTROYA: Through the Chair,  
16 question for staff. Now that you've seen the  
17 alternative shingle that's installed in a  
18 diamond pattern and the owner's discussion  
19 about the original house being roofed in a  
20 diamond shingle, although it's not the same  
21 material, and understanding wanting the  
22 longevity for the roof, especially in an  
23 insurance situation we find ourselves in right  
24 now, do you have an opinion about that shingle?

25 MS. KELLY: Through the Chair, so what  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

23

1 two-story structure.

2 One more question for staff, through the  
3 Chair. The original roof, the applicant had  
4 mentioned, was in that diamond pattern, and  
5 now -- obviously, it's been replaced since  
6 then. So would the -- would you consider going  
7 back to the diamond pattern, you know, if we --  
8 with these different materials, would you  
9 consider going back to the diamond pattern  
10 first, or would you consider just replacing it  
11 with something that looks similar to the  
12 shingles that are on there now?

13 MS. KELLY: Through the Chair, if visually  
14 we could get a similar aesthetic to what was  
15 either in the photo she showed -- I think that  
16 would be okay. I think that that would work --  
17 or what she has now.

18 The reason that we end up saying, oh,  
19 shingles are fine, is because it's kind of like  
20 a -- the generic material. You know, it's like  
21 we have nothing else to go on. We're not doing  
22 these types of roofs anymore, so go with that.  
23 So the shingle is sort of the default, but if  
24 we can get something that looks similar to the  
25 aesthetic from the original, we would support

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

22

1 drives our evaluation is the code and the  
2 guidelines, as you know. And so the guidelines  
3 suggest that it should mimic what went back.  
4 And there is language about potentially using a  
5 technologically advanced material. So I think  
6 that if the aesthetic could look the same  
7 installed, if it would look pretty similar, it  
8 would probably be okay. It's just really  
9 difficult to see how that is going to look to  
10 get an idea of that on a whole roof.

11 COMMISSIONER MONTROYA: Yeah. Another  
12 question -- through the Chair, another question  
13 for staff. Do we know the -- the eave height  
14 and the roof slope of the structure?

15 MS. KELLY: I don't have that information  
16 with me.

17 THE CHAIRMAN: All right.

18 COMMISSIONER MONTROYA: Just for  
19 conversation --

20 THE CHAIRMAN: Sure.

21 COMMISSIONER MONTROYA: -- that would play  
22 into visually how much of the roof you actually  
23 see --

24 THE CHAIRMAN: Right.

25 COMMISSIONER MONTROYA: -- since it's a  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

24

1 that.

2 THE CHAIRMAN: Okay. Well, we have a  
3 motion to deny on table at the moment.

4 Does anybody have thoughts as far as  
5 possibly the diamond shape goes?

6 COMMISSIONER MONTROYA: I do. I think  
7 that -- I think it's an interesting proposition  
8 in regard to the history of the home, and yet  
9 having a more durable and, you could argue,  
10 more contemporary because it doesn't have the  
11 sort of dog-ear on the tip that the original  
12 shingle would have had.

13 But I think it's worth considering. I  
14 think the issue is not having the Florida  
15 Approval for it, and also that that shingle --  
16 and maybe this is a question for legal -- but  
17 I'm not sure, since that shingle wasn't part of  
18 the COA, how we consider it at this point. So  
19 it's a question of do we defer or do we -- you  
20 know, just entertaining ideas about how we move  
21 with another motion.

22 But I'd like to hear what the other  
23 commissioners have to say in regard to the  
24 material.

25 COMMISSIONER LOPERA: Through the Chair,  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 I'd like to hear perhaps the applicant, if they  
2 want to wait for that Florida Product Approval,  
3 which may or may not happen anytime soon, or  
4 potentially going with the shingle that you  
5 presented.

6 THE CHAIRMAN: Well, the original shingle  
7 in the COA, I'm not sure how I feel about that  
8 one just because we haven't seen the product.

9 The original shingle -- can you hear me  
10 now?

11 The shingle presented today I'm not  
12 inclined to support. The diamond -- the  
13 diamond shingle, I would be more inclined to  
14 support personally, so ...

15 COMMISSIONER EPSTEIN: I agree with that.

16 I think the diamond shingle, going back to  
17 the historic house, is -- definitely makes  
18 sense. One of my main concerns when actually  
19 looking at the photos in the book as well as  
20 the sample that we just received is the actual  
21 thickness to that shingle. And it almost looks  
22 like it's not -- it's looking more like it's a  
23 stone or some kind of slate, and it doesn't  
24 look like asphalt.

25 So it's bringing in -- another question in  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 my mind is, you know, is this going to look  
2 like a slate roof at the end of the day? And  
3 I'd much rather it be going back to the  
4 original design.

5 MS. PETERSON: Can I bring these pictures  
6 of the neighbor?

7 THE CHAIRMAN: Sure.

8 COMMISSIONER EPSTEIN: I don't have any  
9 problem with it being metal. I have no problem  
10 with the metal roof at all for this COA.

11 MS. PETERSON: (Inaudible.)

12 MS. GRANDIN: You need to talk into the --

13 MS. PETERSON: I was just saying, the  
14 1308 Avondale one is very much like the one  
15 attached to my COA in look, and you can see it  
16 installed on a brick home. The other one for  
17 Challen is a wood roof, but it is a very --  
18 it's like a thatched look, which goes with that  
19 house.

20 THE CHAIRMAN: Right.

21 MS. PETERSON: And I thought it might help  
22 you if you could see the pictures because you  
23 can see it actually installed.

24 COMMISSIONER MONTOYA: So I guess I have a  
25 question for staff. Through the Chair,

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

1 question to staff.

2 You know, part of what we want to -- or at  
3 least part of what my goal in a situation like  
4 this would be not to have the homeowner come  
5 here numerous times, if something could be  
6 resolved with staff, you know, going forward  
7 with the COA.

8 And so it's a question of -- I think  
9 there's a pretty good -- maybe it's not a  
10 consensus, but a lot of us are leaning toward  
11 the diamond pattern that's not part of the  
12 original COA. And so what is a path for the  
13 owner here that we can take that -- and not  
14 having to just deny and then reapply for a COA?

15 MS. KELLY: Susan may need to weigh in on  
16 this, but I think if we know how you all feel  
17 about something, she could -- I guess we could  
18 amend her COA request or we could just withdraw  
19 this one and she could at least submit that,  
20 and then we could administratively approve it  
21 since we've already hashed it out. That's what  
22 I would think.

23 MS. GRANDIN: Through the Chair, I would  
24 recommend that you amend the application and  
25 then approve it based on the fact that it meets

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

1 several of the criteria that it needs to meet.  
2 It's historically accurate and the original  
3 shingles on the house were diamond shape and  
4 that type of thing.

5 And also, I would condition it obviously  
6 on getting its Florida Approval, which she's  
7 going to have to get anyway. I would just  
8 amend so we could move it along.

9 COMMISSIONER LOPERA: Through the Chair,  
10 then, I withdraw my motion to deny on  
11 COA-22-27255, and I make a new motion to  
12 approve COA-22-27255 with the diamond-shaped  
13 metal shingles by KasselWood, steel shingles,  
14 to be administratively approved -- what's that?

15 THE CHAIRMAN: It's not by KasselWood.

16 MS. PETERSON: It's a different company.

17 COMMISSIONER LOPERA: Sorry. Scratch that  
18 last part.

19 Then make a motion to approve COA-22-27255  
20 with a new roofing material with a  
21 diamond-shaped shingle that the applicant has  
22 presented at this meeting.

23 COMMISSIONER MONTOYA: Pending that  
24 Florida Product Approval?

25 COMMISSIONER LOPERA: Well, pending the

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

29

1 Florida Product Approval, but that's -- you  
2 know, that's out of our scope there.  
3 COMMISSIONER MONTOYA: Second.  
4 THE CHAIRMAN: There's a new motion on the  
5 table, as you've heard.  
6 Any conversation to be had for that?  
7 COMMISSION MEMBERS: (No response.)  
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, you have  
13 approved COA-22-27255, and we're going to move  
14 on.  
15 MS. PETERSON: Thank you.  
16 THE CHAIRMAN: Thank you.  
17 We're going to move on to Section H, Work  
18 Initiated or Completed Without a COA. We have  
19 COA-22-27163, 2223 Dellwood Avenue.  
20 MS. KELLY: Application for COA-22-27163  
21 is for an after-the-fact approval of a new  
22 driveway at 2223 Dellwood, which is listed as a  
23 contributing structure in Riverside.  
24 Prior to the applicant's request, the  
25 property included a one-car driveway parking  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

30

1 pad approximately 9 feet wide which was made of  
2 pavers and brick ribbons. And that was located  
3 between the street and the front plane of the  
4 main structure within the required front yard.  
5 The applicant removed that feature and  
6 installed a 17-foot-wide concrete slab driveway  
7 and 4-foot-wide side alley -- or sidewalk way.  
8 Driveway widths in the district and along  
9 this block are generally about 10 feet wide.  
10 As such, the 17-foot driveway is out of scale  
11 and character with the district. In the  
12 district, driveways are usually made of  
13 concrete ribbons, gravel, brick, or brick-like  
14 pavers, not typically concrete slab.  
15 As such, the staff finds that the work is  
16 inconsistent with the design guidelines and  
17 Section 307.106. The Department recommends  
18 denial.  
19 I will add, the applicant invited staff  
20 out to the site, and there is -- originally the  
21 driveway would have been on the east side of  
22 the property and gone back to a detached  
23 garage. A large tree has now grown up, making  
24 that access point not possible. So clearly,  
25 that's why somebody had installed that 9-foot  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

31

1 parking pad. It's just the applicant then  
2 widened it to 17 feet and made a concrete slab  
3 out of it.  
4 That concludes the staff report.  
5 THE CHAIRMAN: Thank you.  
6 Any questions for staff?  
7 COMMISSION MEMBERS: (No response.)  
8 THE CHAIRMAN: All right. We'll open the  
9 public hearing.  
10 Is the applicant here?  
11 AUDIENCE MEMBER: (Indicating.)  
12 THE CHAIRMAN: Come on up.  
13 (Audience member approaches the podium.)  
14 THE CHAIRMAN: If you'll state your name  
15 and address.  
16 AUDIENCE MEMBER: Phillipe De Macedo, 2223  
17 Dellwood Avenue.  
18 THE CHAIRMAN: She's going to swear you  
19 in.  
20 THE REPORTER: If you would raise your  
21 right hand for me, please.  
22 MR. DE MACEDO: (Complies.)  
23 THE REPORTER: Do you affirm that the  
24 testimony you are about to give will be the  
25 truth, the whole truth, and nothing but the  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

32

1 truth?  
2 MR. DE MACEDO: I do.  
3 THE REPORTER: Thank you.  
4 THE CHAIRMAN: Welcome.  
5 MR. DE MACEDO: All right. So the  
6 driveway was already moved to the left side due  
7 to a big tree on the right side being there.  
8 Seventy-five percent of the driveways -- first  
9 of all, we hired a contractor to do the  
10 driveway for us.  
11 Seventy-five percent of the driveways  
12 within a block of our street are all concrete  
13 driveways. They are not as wide. The reason  
14 we made it wider is because, if you have a  
15 10-foot, you can't get to the front door. So  
16 if you have somebody in a wheelchair or if  
17 there's anybody getting out of the car, you  
18 step into the dirt to get into the house.  
19 That's the only reason why we made that wider.  
20 We don't have access to the alleyway due  
21 to the shrubbery and vegetation back there.  
22 And the COA, the people that we hired to do it,  
23 they said that they didn't know we had to do a  
24 COA on that side of town. And I didn't know,  
25 and that's why I hired somebody to do it. So  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 that's why it was done after the fact.  
 2 THE CHAIRMAN: Okay. So I know staff came  
 3 out to see. Did you guys discuss any  
 4 alternatives, by chance?  
 5 MR. DE MACEDO: Yes. We talked about it,  
 6 you know, what we could do to keep it. I'd  
 7 like to keep some type of sidewalk going to the  
 8 front door, and so I don't know if we can do  
 9 something to the driveway.  
 10 You know, we would like to keep it as it  
 11 is. It's a nice driveway. And there's some  
 12 other ones -- there's like one other one as  
 13 wide as ours on the same street, so ...  
 14 THE CHAIRMAN: Any questions for the  
 15 applicant at the moment?  
 16 COMMISSION MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. We'll call you  
 18 back up.  
 19 MR. DE MACEDO: Thank you, sir.  
 20 COMMISSIONER MONTOYA: One question.  
 21 THE CHAIRMAN: Hold on. One second.  
 22 COMMISSIONER MONTOYA: Through the Chair,  
 23 one question. How long have you owned the  
 24 home? How long have you been at the home?  
 25 MR. DE MACEDO: Approximately six months.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 COMMISSIONER MONTOYA: Thank you.  
 2 THE CHAIRMAN: Thank you.  
 3 Anyone else here to speak on this COA?  
 4 AUDIENCE MEMBERS: (No response.)  
 5 THE CHAIRMAN: We'll close the public  
 6 hearing. I'll entertain a motion.  
 7 COMMISSIONER LOPERA: Motion to deny  
 8 COA-22-27163.  
 9 COMMISSIONER KASPER: Through the Chair to  
 10 counsel, procedural. If we intend to modify,  
 11 do we start with an approval or do we start  
 12 with a denial?  
 13 THE CHAIRMAN: Approval with conditions,  
 14 then.  
 15 MS. GRANDIN: I might change it to an  
 16 approval with conditions. I think the motion  
 17 for denial -- did it get a second? So it dies  
 18 for lack of a second.  
 19 THE CHAIRMAN: So we have a motion (off  
 20 microphone).  
 21 MS. GRANDIN: Yes.  
 22 COMMISSIONER MONTOYA: Second.  
 23 THE CHAIRMAN: So we can discuss. We have  
 24 a second on the denial.  
 25 Ideas here?  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 COMMISSIONER KASPER: Through the Chair to  
 2 the Commission, an idea would be to convert a  
 3 portion of it to a sidewalk. So I did the  
 4 math. You do a 10-foot driveway, a 3-foot  
 5 swath, and then you have a 4-foot sidewalk.  
 6 Unfortunately, Mr. De Macedo will have a  
 7 3-foot slice in his driveway, but at least he  
 8 will have a sidewalk to walk up and down.  
 9 COMMISSIONER LOPERA: So through the  
 10 Chair, you're proposing we're moving 10 feet of  
 11 the driveway?  
 12 COMMISSIONER KASPER: No. Keeping  
 13 10 feet. Removing a 3-foot slice from the  
 14 public sidewalk to 4 feet short of the brick  
 15 stoop there. So essentially you're approving a  
 16 10-foot-wide driveway, and you're approving a  
 17 4-foot-wide sidewalk if the applicant is open  
 18 to that.  
 19 MR. DE MACEDO: Yeah.  
 20 THE CHAIRMAN: I think that's a pretty  
 21 nice compromise, personally.  
 22 COMMISSIONER LOPERA: Through the Chair,  
 23 we have approved in the past sidewalks to get  
 24 around to the backyard, so it seems like there  
 25 is access now to the backyard as we have  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 previously approved a sidewalk to keep trash  
 2 cans, to be able to walk trash cans out to the  
 3 front.  
 4 THE CHAIRMAN: Do you want to withdraw --  
 5 COMMISSIONER LOPERA: Do I make a motion  
 6 now or do I have to withdraw?  
 7 I -- there was no second.  
 8 (Simultaneous speaking.)  
 9 COMMISSIONER LOPERA: Then I would like to  
 10 withdraw my motion to deny COA-22-27163.  
 11 COMMISSIONER KASPER: I'll make a motion  
 12 to approve COA-22-27163 with conditions.  
 13 The condition will read that we will  
 14 approve a 10-foot-wide driveway from the  
 15 sidewalk towards the house; and we'll approve a  
 16 4-foot-wide sidewalk from the driveway towards  
 17 the house, requiring a 3-foot-wide landscaped  
 18 portion to be removed from the public walk up  
 19 to 4 feet from the brick knee wall.  
 20 MS. GRANDIN: Mr. Chair, could I ask for  
 21 clarification of that?  
 22 THE CHAIRMAN: Sure.  
 23 MS. GRANDIN: So let me just -- because I  
 24 drew it, and I want to make sure I got it.  
 25 So we've got 10 feet of concrete from the  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

37

1 sidewalk up to the house, and then there's a  
2 3-foot landscape strip that goes from the City  
3 sidewalk up to within 4 feet of the house. And  
4 then we've got 4 feet of sidewalk going from  
5 the sidewalk up to the house. So there's  
6 basically a 3-foot-by-some-amount-of-feet  
7 landscape strip.

8 COMMISSIONER KASPER: You added the word  
9 "house." I used the word "brick knee wall" in  
10 case he chooses to put the landscape portion on  
11 the right-hand side. If he chooses to put the  
12 landscape portion on the left-hand side, then,  
13 yes, it would be 4 feet from the house.

14 MS. GRANDIN: Okay. But you're not saying  
15 that it's 10 feet plus 4 feet all together?

16 COMMISSIONER KASPER: That's not allowed.  
17 The 3-foot slice would have to separate --

18 MS. GRANDIN: It separates them? Okay.

19 COMMISSIONER KASPER: -- the 10-foot piece  
20 and the --

21 MS. GRANDIN: That was my point.

22 COMMISSIONER KASPER: -- 4-foot piece.

23 MS. GRANDIN: Thank you so much.

24 COMMISSIONER LOPERA: Second.

25 THE CHAIRMAN: Comments, concerns?

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

38

1 COMMISSIONER LOPERA: I think that's a  
2 good compromise in keeping with the historic  
3 district, to have, you know, driveways broken  
4 up by landscaping, grass, or whatnot.

5 THE CHAIRMAN: All those in favor?

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: Those opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Hearing none, you have  
10 approved COA-22-27163.

11 So we will move right along to Section J,  
12 OOA's and Minor Mods. First on the docket, we  
13 have a minor modification, 22-27108, 1610 North  
14 Liberty Street.

15 Susan, these are pretty much hand in hand,  
16 yes?

17 MS. KELLY: Through the Chair, these items  
18 should be considered together because they're  
19 vacant lots right next to each other. And the  
20 reason the request is in -- relates to their  
21 context within the block.

22 THE CHAIRMAN: Let's go ahead and do them  
23 together. So we're going to do MMA-22-27108,  
24 1610 North Liberty Street and MMA-22-27109,  
25 1616 North Liberty Street.

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

39

1 MS. KELLY: So both of these, they're in  
2 Springfield. They're new construction lots  
3 that have -- that have not been built yet. And  
4 the -- there's a house on the corner, a  
5 contributing structure on the corner that has  
6 an approximately 13-foot setback, and then  
7 vacant lot, vacant lot, and then contributing  
8 structures along the block that are  
9 approximately a 23-foot setback.

10 The vacant lot next to the 13-foot setback  
11 was conditioned in that new construction COA to  
12 match that setback at about 13 feet. The  
13 adjacent structure was conditioned to match the  
14 rest of the block at about 23 feet set back.

15 The applicant is requesting for both of  
16 these minor modifications to change that to an  
17 18-foot setback. So the idea being it  
18 basically splits the difference because, either  
19 way, you have a jog along that block front, so  
20 this would just be a bit more of a gradual jog  
21 is the idea.

22 THE CHAIRMAN: All right.

23 MS. KELLY: And staff is recommending  
24 approval of both of those.

25 THE CHAIRMAN: Questions for staff?

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

40

1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: All right. We will --

3 COMMISSIONER MONTOYA: Just a question for  
4 staff. Through the Chair, when I looked  
5 through the drawings and reviewed the drawings,  
6 the COA, I didn't see, like, a larger site plan  
7 that you speak of that really sets the tone  
8 that they are requesting in regard to what they  
9 will gain by making those different kinds of  
10 alignments.

11 I think that would be good just to have as  
12 part of the record of the COA, is another  
13 drawing that I think should be submitted, just  
14 to see those adjacent structures relative to  
15 where they are proposing so that we can see  
16 that. I don't think it has to do with approval  
17 or denial today, but I think it should be a  
18 requirement for the filing of the COA.

19 MS. KELLY: Understood. And the diagram  
20 that they did submit, there's a line. I don't  
21 know if you can see it clearly, but there's a  
22 line where it measures the setback in -- in  
23 that image, it would be to the right of the  
24 house and then to the left and left of the  
25 house, but point taken.

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

41

1 THE CHAIRMAN: All right. Any other  
 2 questions for staff?  
 3 COMMISSION MEMBERS: (No response.)  
 4 THE CHAIRMAN: We'll open the public  
 5 hearing.  
 6 Is the applicant here?  
 7 AUDIENCE MEMBER: Yes.  
 8 THE CHAIRMAN: You can come on up.  
 9 (Audience member approaches the podium.)  
 10 THE CHAIRMAN: State your name and  
 11 address.  
 12 AUDIENCE MEMBER: Devin Scott, TerraWise  
 13 Homes, 1334 Walnut Street.  
 14 THE CHAIRMAN: Devin, she will swear you  
 15 in.  
 16 THE REPORTER: If you would raise your  
 17 right hand for me, please.  
 18 MR. SCOTT: (Complies.)  
 19 THE REPORTER: Do you affirm that the  
 20 testimony you are about to give will be the  
 21 truth, the whole truth, and nothing but the  
 22 truth?  
 23 MR. SCOTT: I do.  
 24 THE REPORTER: Thank you.  
 25 MR. SCOTT: Yes, sir. Mostly for us, this  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

42

1 is a procedural change to match the setbacks  
 2 and site plans for each other. These houses  
 3 are of similar design. They generally have  
 4 mostly the same features. The only issue would  
 5 be, as a product, they would have dramatically  
 6 different front and backyards. And so it would  
 7 be difficult to establish a price comparison  
 8 for the two. This is the main reason we wanted  
 9 to bring this back up.  
 10 You know, the original context of the COA  
 11 was that the -- when staff approves new houses,  
 12 it says generally they need to match the  
 13 setbacks of the adjacent structures, and I  
 14 think that there wasn't a lot of attention paid  
 15 to the overall impact of the block when that  
 16 happened.  
 17 And so that's kind of the -- going back  
 18 through this process to get something that will  
 19 have a much more calm appearance on the block  
 20 instead of this kind of dramatic house and then  
 21 a house and then 10 feet of difference between  
 22 the two.  
 23 Right now with the vacant lot there, the  
 24 difference is seemingly imperceptible between  
 25 the two houses, even though they are 10 feet  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

43

1 set back from each other because it's difficult  
 2 to consume them with your eyes at the same  
 3 time. But when these two houses are next to  
 4 each other, it will be a dramatic difference.  
 5 And so we think this is a positive change  
 6 overall.  
 7 I can field any questions you may have.  
 8 THE CHAIRMAN: Questions for the  
 9 applicant?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: We'll call you if we need  
 12 you.  
 13 MR. SCOTT: Thank you, sir.  
 14 THE CHAIRMAN: Thanks.  
 15 Is anybody else here to speak on this  
 16 minor mod or these minor mods?  
 17 AUDIENCE MEMBERS: (No response.)  
 18 THE CHAIRMAN: With that, I'll close the  
 19 public hearing. I'll entertain a motion.  
 20 COMMISSIONER LOPERA: Motion to approve  
 21 MMA-22-27108.  
 22 COMMISSIONER KASPER: Second.  
 23 THE CHAIRMAN: Comments, concerns?  
 24 COMMISSIONER LOPERA: Do we approve both?  
 25 THE CHAIRMAN: We'll do them one at a  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

44

1 time.  
 2 MS. GRANDIN: One at a time.  
 3 COMMISSIONER LOPERA: Okay.  
 4 THE CHAIRMAN: All those in favor?  
 5 COMMISSION MEMBERS: Aye.  
 6 THE CHAIRMAN: Those opposed?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: Hearing none, you have  
 9 approved MMA-22-27108.  
 10 And I will take a motion on MMA-22-27109.  
 11 COMMISSIONER LOPERA: Motion to approve  
 12 MMA-22-27109.  
 13 COMMISSIONER KASPER: 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, with that,  
 19 you have approved MMA-22-27109.  
 20 Moving on to Section L, New Business, a  
 21 320 demolition request, 225 West Ashley Street.  
 22 MS. KELLY: The property owner is seeking  
 23 a building permit to demolish the commercial  
 24 structure located at 225 West Ashley Street.  
 25 This two-story commercial building is  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

45

1 identified as a contributing property in the  
 2 downtown National Register Historic District.  
 3 Because the structure is contributing to the  
 4 National Register district, its demolition  
 5 requires a review by the Commission.  
 6 If the Commission approves the permit  
 7 application, the demolition may proceed. If  
 8 the Commission denies the application, the  
 9 property owner can appeal the decision to the  
 10 City Council. The appeal must be filed within  
 11 14 calendar days from the date of the  
 12 Commission meeting.  
 13 The case file, including the demolition  
 14 application and the Commission's recommendation  
 15 regarding the property's potential for landmark  
 16 status, will be forwarded to the City Council  
 17 which will vote to approve the demolition  
 18 request or to proceed with landmark  
 19 designation.  
 20 The owner has stated that the building at  
 21 225 West Ashley has been neglected for years  
 22 prior to purchase by the current owner. The  
 23 current owner proposes to demolish the building  
 24 and construct a larger single residential  
 25 apartment building on this parcel and the two  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

46

1 adjacent vacant parcels.  
 2 In addition to the new construction, the  
 3 project will include the rehabilitation of the  
 4 two historic buildings at the southeast corner  
 5 of the block, 211 West Ashley Street and 604  
 6 North Hogan Street, which were both newly  
 7 designated as local landmarks.  
 8 The National Park Service has agreed to  
 9 allow the demolition of 225 West Ashley Street  
 10 as part of the project associated with the  
 11 historic rehabilitations if the new  
 12 construction is not physically connected to and  
 13 thus functions as an addition to the historic  
 14 buildings at 211 West Ashley and 604 North  
 15 Hogan.  
 16 The email correspondence between the  
 17 historic preservation consultant and the  
 18 reviewer at the Park Service is included within  
 19 your review package.  
 20 Since the owner is seeking demolition and  
 21 is not in support of a landmark designation for  
 22 the structure at 225 West Ashley Street, the  
 23 Commission must find that the property meets at  
 24 least four of the seven criteria outlined in  
 25 the designation procedures for landmarks before  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

47

1 forwarding any landmark recommendation to  
 2 Council.  
 3 As stated in the Florida Master Site File,  
 4 225 West Ashley Street is a rectangular,  
 5 two-story commercial office building.  
 6 Detailing is all but absent. A shallow ledge  
 7 runs across the length of the first and second  
 8 stories above entryways and windows. A series  
 9 of windows runs along two sides of the  
 10 building. The exterior fabric is brick and the  
 11 fenestration fixed.  
 12 The building was constructed in 1948 by  
 13 George P. Killinger as a medical office. The  
 14 contractor was Fred Cox Company of  
 15 Jacksonville.  
 16 The Florida Master Site File finds that  
 17 the building is not sufficiently distinguished  
 18 to warrant local designation or individual  
 19 listing in the National Register of Historic  
 20 Places, though by virtue of its location, it  
 21 might contribute to a historic district.  
 22 Staff reviewed the demolition application  
 23 package, researched the property, and conducted  
 24 a site visit on April 13, 2022, to evaluate and  
 25 document the property. Based on our  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

48

1 evaluation, the Department finds that the  
 2 structure would meet two criteria for local  
 3 landmark designation.  
 4 These criteria are its value as a  
 5 significant reminder of the cultural,  
 6 historical, architectural, or archaeological  
 7 heritage of the city, state, or nation; and its  
 8 suitability for preservation or restoration.  
 9 And I'm happy to provide more details.  
 10 And I believe the applicant is also here.  
 11 THE CHAIRMAN: Questions for staff?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: All right. We'll open the  
 14 public hearing.  
 15 (Ms. Trimmer approaches the podium.)  
 16 THE CHAIRMAN: State your name and  
 17 address.  
 18 MS. TRIMMER: Good afternoon.  
 19 Cyndy Trimmer, One Independent Drive,  
 20 Suite 1200, on behalf of the applicant.  
 21 I do not want to duplicate everything  
 22 Susan said, but want to put it into a little  
 23 bit of context. I'm representing Jim and Ellen  
 24 Wiss with Homekor. We are working with Studio9  
 25 Architecture; Craig Davisson, who sits on our  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 local Downtown Development Review Board; as  
2 well as Rosin Preservation.

3 When the Wisse assembled this block and  
4 started looking at the redevelopment potential,  
5 we had three old structures, contributing  
6 structures, none of which were landmarked, but  
7 recognizing we're in the historic district and  
8 they do fall within the window for  
9 consideration.

10 Working with our historic preservation  
11 specialist, we looked at the two buildings on  
12 the corner that you see in the document that I  
13 handed out, both of which do have some  
14 architectural significance and would be  
15 eligible for landmark. So we have gone through  
16 that process and landmarked the two structures  
17 that are right at the Hogan and Ashley corner.

18 Recognizing that those were worthy of  
19 preservation and appropriate to incorporate  
20 into the project, we then started looking at  
21 the third structure to see if it was feasible  
22 to do new construction that would wrap around  
23 it or incorporate it. And given the smaller  
24 scale and the location of it, it really wasn't  
25 feasible to meaningfully contribute -- or

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

1 this request for demolition.

2 The first structure, because of the floor  
3 plates and how it is laid out, isn't really  
4 appropriate for adaptive reuse for residential.  
5 So the agreement on that one is it will be  
6 white-shelled, probably for office use on the  
7 upper floors with the intent to try to  
8 repurpose the ground floor for  
9 retail/restaurant use. And we believe that it  
10 can be retrofitted within the confines of the  
11 Secretary of State [sic] guidelines for that  
12 use.

13 The second structure, also not really  
14 suitable for residential use due to the floor  
15 plates. And we don't want to punch additional  
16 holes into that building, but what we have  
17 negotiated with them for incorporating it into  
18 the project is that that will be a unified  
19 amenity for all of the new residential  
20 construction.

21 So they have agreed to work with us in  
22 terms of activating the rooftop of that space  
23 as well. Looking at an outdoor kitchen-type  
24 area, a splash pool. We're working on the  
25 splash pool part of it to make sure that

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

1 incorporate it into the new multifamily project  
2 without having to do some sort of small  
3 building stuck between the historic structures.

4 If you look on the second page of the site  
5 plan, I've highlighted where the building would  
6 fall within that site plan.

7 So we've worked through NPS. NPS is  
8 agreeable to having this building demolished,  
9 and we have a plan for redevelopment of this  
10 site that you see in front of you today. We  
11 think that there is room for negotiation on  
12 whether that first condition is satisfied, but  
13 I think we can agree that we don't meet enough  
14 of them to warrant holding up the demolition.

15 And we appreciate your support.

16 THE CHAIRMAN: Thank you.

17 Any questions for the applicant?

18 COMMISSIONER KASPER: Through the Chair to  
19 the applicant, can you explain a little bit  
20 more about the NPS conversation,  
21 recommendation?

22 MS. TRIMMER: Yes, absolutely.

23 So as I mentioned, we have three  
24 structures on the site, the two coming off the  
25 corner and then the third that is subject to

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

1 nothing about that is going to run afoul of  
2 guidelines, but to have an open outdoor amenity  
3 space available on that rooftop, without going  
4 through what it would take to try to do them as  
5 units.

6 And then the new construction, which will  
7 be integrated but not connected to those  
8 buildings, would be the units themselves.

9 Does that answer the question?

10 COMMISSIONER KASPER: Sorry. NPS --

11 MS. TRIMMER: Yes. They approved all of  
12 this.

13 COMMISSIONER KASPER: Okay. So how does  
14 that -- I'm just curious. Apologize.

15 So the National Park Service, so you  
16 contacted them and said, hey, there's these  
17 buildings. We want to adaptive reuse these  
18 two, but this one doesn't work. They said,  
19 okay, we're fine with that?

20 MS. TRIMMER: Pretty much. It's a  
21 negotiation. And they are applying for  
22 historic tax credits, so these have gone  
23 through Part 1, Part 2. They are working the  
24 whole way through the process. And through  
25 that negotiation, they did agree that this

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

53

1 building could be demolished as part of this  
2 unified product.  
3 COMMISSIONER KASPER: I see. Thank you.  
4 THE CHAIRMAN: Any other questions for our  
5 applicant?  
6 COMMISSIONER MONTROYA: Through the Chair,  
7 what -- how far along is the project in terms  
8 of funding? What's the guarantee that the  
9 project will be completed? You know, it's  
10 interesting. I can't help but think of when  
11 Mr. Spock says, "The needs of the many outweigh  
12 the needs of the few."  
13 MS. TRIMMER: Sure.  
14 COMMISSIONER MONTROYA: So the idea of  
15 tearing down one historic building to save two  
16 is an argument.  
17 But I guess I'm looking for some kind of  
18 guarantee that the project is actually going to  
19 be executed, because I've seen promises -- and  
20 please, no offense, but I've seen promises made  
21 before that don't come to fruition, and then  
22 we're left with a historic building that's been  
23 demolished.  
24 MS. TRIMMER: No offense taken. And I'm  
25 happy to speak to the timeline.

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

54

1 So with this, we're working through the  
2 Downtown Development Review Board on  
3 architectural approval of all of the horizontal  
4 and vertical improvements that are going to be  
5 done on the site. That's one body that's  
6 involved in this.  
7 In addition, we're working with the  
8 Downtown Investment Authority on looking at the  
9 new Downtown Preservation & Revitalization  
10 Program funding for the landmark structures as  
11 well as a REV Grant for the new multifamily  
12 construction. And then in addition to that, it  
13 will go through the City Council for the DPRP  
14 funding. And then we have state and federal  
15 bodies involved.  
16 After all of those -- or in addition to  
17 all of those, we know we have to deal with COAs  
18 for the demolition and any work being done.  
19 So trying to structure all of those  
20 alphabet agencies, we negotiated with the City  
21 that this was the appropriate time to come in  
22 for the approval of the demolition. We have  
23 been through DDRB approval for conceptual  
24 approval of this project.  
25 We are about to go into the negotiations

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

55

1 on the incentives, but the Downtown Investment  
2 Authority didn't want to spend the time looking  
3 at the construction budget and the plan for  
4 redevelopment until they knew from JHPC that  
5 was going to be okay, that we would agree with  
6 the Park Service that this building could come  
7 down in furtherance of the project as a whole.  
8 So the City and the Park Service are all  
9 looking at this project as a whole, and they  
10 wanted us to come in and go through this hurdle  
11 before anybody else expended more time and  
12 energy on future approvals.  
13 So part of our conditional approval from  
14 DDRB was that we came here before we came back.  
15 And then, again, the Downtown Investment  
16 Authority requires us to come and clear this  
17 with you before we go in. I understand I'm  
18 asking you to take my word for it.  
19 No work is going to be done on this site  
20 until we go through for ten-set for the project  
21 as a whole, but everybody wanted the assurance  
22 that we weren't going to go through this  
23 exercise, expend all the time and energy of  
24 going through City Council, only to find after  
25 the fact that JHPC didn't want to go through

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

56

1 this part of the process.  
2 THE CHAIRMAN: All right. Any other  
3 questions for our applicant?  
4 COMMISSIONER EPSTEIN: I have a question.  
5 The reason that NPS is letting you  
6 demolish this is because it doesn't meet the  
7 landmark requirements or was this a little bit  
8 more of a bargaining chip, that we'll fix these  
9 two if we can take this one down?  
10 MS. TRIMMER: Through the Chair, it wasn't  
11 that type of horse-trading on this project. It  
12 was looking at the three structures,  
13 recognizing the two on the corner do have  
14 architectural features that distinguish them  
15 from this third one, that the third one didn't  
16 have the same architectural features.  
17 And looking at the history of it, the use  
18 of it, and then also, what has been done to  
19 this building since it was constructed,  
20 including modifications that aren't really  
21 consistent with the Secretary of Interior  
22 guidelines, that this one just didn't reach  
23 that level.  
24 THE CHAIRMAN: All right. Any other  
25 questions for our applicant at the moment?

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

1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: We'll call you back up.  
 3 Thanks.  
 4 Is anyone else here to speak on this demo  
 5 request?  
 6 AUDIENCE MEMBER: (Indicating.)  
 7 THE CHAIRMAN: Come on up.  
 8 (Audience member approaches the podium.)  
 9 THE CHAIRMAN: If you'll state your name  
 10 and address.  
 11 AUDIENCE MEMBER: Kim Pryor, 245 West 5th  
 12 Street.  
 13 THE CHAIRMAN: Kim, she will swear you in.  
 14 THE REPORTER: If you would raise your  
 15 right hand for me, please.  
 16 MS. PRYOR: (Complies.)  
 17 THE REPORTER: Do you affirm that the  
 18 testimony you are about to give will be the  
 19 truth, the whole truth, and nothing but the  
 20 truth?  
 21 MS. PRYOR: I do.  
 22 THE REPORTER: Thank you.  
 23 MS. PRYOR: I appreciate the scale of the  
 24 other projects that they are planning to  
 25 undertake. I have a similar concern that  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 the public hearing, and I'll entertain a  
 2 motion.  
 3 COMMISSIONER LOPERA: Motion to approve  
 4 demolition request of 225 West Ashley Street.  
 5 COMMISSIONER KASPER: Second.  
 6 THE CHAIRMAN: Any conversation?  
 7 COMMISSIONER MONTOYA: Yes. Through the  
 8 Chair, the discussions about I know nothing is  
 9 completely ever guaranteed, but is there  
 10 language in this application that stipulates  
 11 demolition will not occur until at least  
 12 permits are in hand? Or, like, what's the  
 13 reality of this? Like, if we approve this  
 14 demolition, will they be able to demolish the  
 15 building at will?  
 16 MS. KELLY: So through the Chair, and  
 17 Susan might need to chime in on this, but in  
 18 terms of the posture of what this item is --  
 19 because it's not a COA, this is not a  
 20 landmarked building, and this is not in a  
 21 locally designated district.  
 22 So as I understand it, the only sort of  
 23 options would be to either approve the  
 24 demolition permit or to decide that you would  
 25 like to have council take up whether or not  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Commissioner Montoya raised in that we have  
 2 seen many, many times in the past that  
 3 structures are demolished with the best of  
 4 plans and intentions.  
 5 I'm not sure that I agree that this  
 6 particular building should be allowed to come  
 7 down. I think we need to take a better --  
 8 closer look at the email interaction with the  
 9 National Park Service.  
 10 But if this body approves the demolition,  
 11 at the very least I think it should be  
 12 conditioned that no demolition should take  
 13 place at all until ground is being broken for  
 14 the other projects. There should be absolutely  
 15 no question that the entire project is going to  
 16 happen before they start knocking one brick  
 17 down out of this building.  
 18 And I would appreciate your concern and  
 19 consideration.  
 20 Thank you.  
 21 THE CHAIRMAN: Thank you.  
 22 Is anybody else here to speak on this demo  
 23 request?  
 24 AUDIENCE MEMBERS: (No response.)  
 25 THE CHAIRMAN: Seeing none, we'll close  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 they want to pursue landmarking the structure.  
 2 So it's not -- we can't condition it. That's  
 3 not an option. So that's where it -- that's  
 4 where it lives. And, again, Susan can chime in  
 5 if I'm wrong.  
 6 COMMISSIONER MONTOYA: Through the Chair,  
 7 only meeting two of the criteria, landmarking  
 8 the structure is going to be quite difficult,  
 9 if not impossible, correct? So I mean, we're  
 10 left with making a decision here, I think.  
 11 COMMISSIONER KASPER: Through the Chair,  
 12 to echo Commissioner Montoya, I think it is  
 13 going to evaluating the seven criteria. And  
 14 staff has done their evaluation and concluded  
 15 it meets two criteria. If we were -- we would  
 16 have to find two other criteria that we feel  
 17 the structure would meet, and I don't see that.  
 18 COMMISSIONER LOPERA: Through the Chair, I  
 19 echo Commissioner Kasper's comments. In this  
 20 particular case and seeing the condition of the  
 21 building and the staff's findings of only two  
 22 criteria, we would need at least four criteria  
 23 to even consider landmark designation.  
 24 THE CHAIRMAN: All right. With that,  
 25 we'll call for a vote.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

61

1 All those in favor?  
 2 COMMISSION MEMBERS: Aye.  
 3 THE CHAIRMAN: Those opposed?  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: Hearing none, you have  
 6 approved the 225 West Ashley Street demo  
 7 request.  
 8 And with that, we are adjourned for  
 9 Agenda A.  
 10 That will take us to Agenda B. I'm going  
 11 to keep working through before we take a break  
 12 here because we've only been going about an  
 13 hour. I'm going to at least get through  
 14 consent.  
 15 All right. So we're going to go ahead and  
 16 start. We'll take a break here in a few  
 17 minutes, but let's go ahead and keep working  
 18 through. I'm not going to go through  
 19 introductions again or my whole spiel about  
 20 conversations in the hallway and whatnot.  
 21 We're going to go right into the consent  
 22 agenda.  
 23 So on consent for Agenda B we have  
 24 COA-22-27293, 1127 North Liberty Street;  
 25 COA-22-27310, 1720 North Market Street;  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

62

1 COA-22-27330, 1849 Challen Avenue;  
 2 COA-22-27434, 1806 Edgewood Avenue South;  
 3 COA-22-27485, 1242 Hollywood Avenue. And that  
 4 is it on consent.  
 5 Do any commissioners have any ex parte or  
 6 comments currently?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: All right. With that,  
 9 we'll open the public hearing.  
 10 Is anyone here to speak on any of these  
 11 COAs?  
 12 AUDIENCE MEMBER: (Indicating.)  
 13 THE CHAIRMAN: You can come on up.  
 14 AUDIENCE MEMBER: Do I need to wait until  
 15 the one comes up? This is my first time here.  
 16 THE CHAIRMAN: Are you on consent?  
 17 AUDIENCE MEMBER: Don't know what that  
 18 means.  
 19 THE CHAIRMAN: If you look at your  
 20 agenda -- what's your address?  
 21 AUDIENCE MEMBER: The first one.  
 22 THE CHAIRMAN: So you're on consent. So  
 23 if you have agreed with staff on everything,  
 24 we're going to vote on it, and you'll be good  
 25 to go.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

63

1 AUDIENCE MEMBER: Thank you. Appreciate  
 2 it.  
 3 THE CHAIRMAN: Not a problem.  
 4 Is anybody here to speak on any of these  
 5 COAs?  
 6 AUDIENCE MEMBERS: (No response.)  
 7 THE CHAIRMAN: With that, we'll close the  
 8 public hearing. I'll entertain a motion.  
 9 COMMISSIONER LOPERA: Motion to approve  
 10 the consent agenda for Agenda B.  
 11 COMMISSIONER KASPER: Second.  
 12 THE CHAIRMAN: All those in favor?  
 13 COMMISSION MEMBERS: Aye.  
 14 THE CHAIRMAN: Those opposed?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: Hearing none, you have  
 17 approved the consent agenda. And we will move  
 18 right along.  
 19 Previously deferred items to be heard,  
 20 COA-21-26737, 1627 Hubbard Street.  
 21 MS. KELLY: Application for COA-21-26737  
 22 was previously heard in March. The applicant  
 23 provided a revised proposal on May 18th, 2022.  
 24 This application is for after-the-fact approval  
 25 of work done while renovating a two-story,  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

64

1 frame vernacular, single-family structure in  
 2 historic Springfield.  
 3 The scope of work includes wholesale  
 4 window and trim replacement, a rear two-story  
 5 addition, rear deck, siding replacement on the  
 6 second floor of the front elevation, reopening  
 7 the front porch/first floor, encapsulating the  
 8 foundation, changing the front door opening,  
 9 and enclosing two window openings on the south  
 10 side.  
 11 The structure is on an interior lot in  
 12 Springfield with a vacant lot to the north and  
 13 a historic structure closely abutting to the  
 14 south. The contributing structure at  
 15 1627 Hubbard has been heavily altered with  
 16 several changes that are inconsistent with the  
 17 historic district.  
 18 Based on photographic evidence from Google  
 19 Street View, a staff site visit, and photos  
 20 submitted by the applicant, the building  
 21 previously had historic wood two-over-two  
 22 windows, a traditional front door with transom,  
 23 an open foundation, and asbestos siding with  
 24 original wood siding underneath.  
 25 Pursuant to the authority granted to staff  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

65

1 under the administrative matrix, the proposed  
 2 rear deck with lattice wall can be  
 3 administratively approved. The new design of  
 4 the siding on the rear two-story addition, as  
 5 conditioned, is to be a cementitious shingle  
 6 design to match the existing asbestos siding.  
 7 The windows on the rear addition are a  
 8 unique pairing, and, as conditioned, shall be a  
 9 two-over-two design with trim to match the  
 10 historic trim. A new gable vent is proposed  
 11 for installation, and, as conditioned, it will  
 12 match the vent placement and size of the gable  
 13 vent on the front of the structure.  
 14 The foundation of the new rear addition is  
 15 compatible with the historic finished floor  
 16 height and will be screened with lattice, along  
 17 with the rest of the structure's foundation.  
 18 The siding replacement on the front  
 19 elevation's second-floor enclosed porch as  
 20 conditioned will be a cementitious shingle to  
 21 match the existing asbestos shingle. Since the  
 22 first-floor, previously enclosed porch was  
 23 opened without inspection or documentation,  
 24 staff has no firsthand data on this feature.  
 25 After-the-fact alterations identified  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

66

1 based on photographic evidence include  
 2 encapsulating porch columns, installing new  
 3 front window, new siding, new porch ceiling,  
 4 and lengthening of both the top front beam into  
 5 the columns and the trim piece along the wall  
 6 above the door and window.  
 7 The applicant revised their proposal to  
 8 include restoration of the previously enclosed  
 9 first-floor front porch feature to meet the  
 10 design guidelines and restore the character of  
 11 the structure. The revised proposal, as  
 12 conditioned, will include the installation of  
 13 appropriate trim work, column repair and  
 14 restoration, porch ceiling repair, and siding  
 15 repair and replacement.  
 16 Screening the foundation with lattice, as  
 17 conditioned, is consistent with the character  
 18 of the district and is an historically  
 19 appropriate design. Foundation screening is  
 20 traditionally brick, framed wood, or lattice,  
 21 which includes openings to retain airflow.  
 22 The original proposal for replacement of  
 23 the front door included removing the historic  
 24 trim, transom, and also changing the size of  
 25 the door and opening in the wall.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

67

1 Additionally, the replacement door product  
 2 design was incompatible with the design and  
 3 style of the historic structure.  
 4 The applicant submitted a revised proposal  
 5 to rebuild the historic door opening to match a  
 6 photo of the historic door. As conditioned,  
 7 rebuilding and restoring the historic door  
 8 opening, transom, and trim, and installing a  
 9 door design to match the historic door is  
 10 consistent with the guidelines. A window  
 11 towards the rear of the south elevation was  
 12 removed during renovations and enclosed with  
 13 relocated asbestos shingle.  
 14 Removing a non-street-visible window next  
 15 to the proposed rear addition would not have a  
 16 negative effect on the character of the  
 17 structure or the district.  
 18 All of those items that I just read are  
 19 basically what staff came together with the  
 20 applicant to get us to approve with conditions.  
 21 The next items are items that staff is  
 22 recommending denial of.  
 23 A window towards the front of the south  
 24 elevation was removed during the course of  
 25 renovations and enclosed with relocated  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

68

1 asbestos shake shingle. The window was  
 2 original to the structure and aligned  
 3 vertically with the window below. The removal  
 4 of this window creates a street-visible second  
 5 floor with no windows on the south elevation  
 6 except for those on the enclosed second-story  
 7 front porch.  
 8 Staff recommends denial of removing that  
 9 feature.  
 10 Concerning the request for wholesale  
 11 window replacement, the new windows are all  
 12 flush with the exterior wall, with all new  
 13 trim, and do not have the character-defining  
 14 features of the historic windows.  
 15 Since the original windows were replaced  
 16 without inspection or documentation, staff did  
 17 not have the opportunity to assess the  
 18 condition of the historic windows, and it  
 19 appears as though none of the windows match the  
 20 size of the historic wood windows.  
 21 Images from Google Street View 2018 and  
 22 2019 show historic windows visible on the front  
 23 and side elevations. The historic windows on  
 24 the building were a vertical two-over-two  
 25 design and appear to be in good condition.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

69

1 Replacing these windows without being recessed  
2 in the wall and being of an incompatible size  
3 and design is inconsistent with the design  
4 guidelines and the code.

5 On May 18th the applicant proposed fixing  
6 the placement of the windows so that they are  
7 recessed within the wall plane and replacing  
8 the trim per the guidelines. The applicant did  
9 not seem to propose a solution for the  
10 incompatible window design. And the proposed  
11 windows, which are currently installed, are not  
12 consistent with the original window design of  
13 the contributing structure.

14 As such, the Department recommends denial  
15 of this request.

16 Because staff did not have the opportunity  
17 to evaluate the original windows, staff would  
18 consider a reasonable window product  
19 replacement to be double-hung, two-over-two,  
20 wood or wood-clad with clear non-textured  
21 glass.

22 As conditioned, staff finds that the  
23 request for all of the items except for the  
24 window at the front of the south elevation and  
25 wholesale window replacement to be consistent,

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

70

1 and the Department recommends approval with  
2 conditions for these items.

3 And for the reasons already mentioned, the  
4 Department recommends denial of the request for  
5 the removal of one window towards the front of  
6 the south elevation and the request for  
7 wholesale window replacement.

8 THE CHAIRMAN: Questions for staff?

9 COMMISSIONER LOPERA: Thank you for all  
10 your hard work.

11 THE CHAIRMAN: We'll go ahead and open the  
12 public hearing.

13 (Audience member approaches the podium.)

14 THE CHAIRMAN: If you'll state your name  
15 and address.

16 AUDIENCE MEMBER: John Boback, 700 West  
17 Pope Road, St. Augustine.

18 THE CHAIRMAN: John, she will swear you  
19 in.

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

22 MR. BOBACK: (Complies.)

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

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

71

1 truth?

2 MR. BOBACK: I do.

3 THE REPORTER: Thank you.

4 THE CHAIRMAN: Welcome back.

5 MR. BOBACK: Thank you.

6 Still want to reiterate that I had no part  
7 of this construction. I'm just the  
8 after-the-fact contractor fixing all this mess.

9 Well, the two items that they are  
10 recommending denial in part, I just want to  
11 clarify. Happy to put the window back in the  
12 front, south side, towards the front. Happy to  
13 put one back in there.

14 The windows, what we were going to do  
15 is -- was going to recess them back in and try  
16 to replicate the existing historical trim -- or  
17 not the existing, but the original trim, and  
18 then putting an insert to make them  
19 two-over-two glass. So we were hoping to take  
20 the same windows rather than buy new windows  
21 and do it. Now this is, you know, up to you  
22 guys, but we can put inserts that replicate the  
23 older windows.

24 THE CHAIRMAN: Okay. Questions for our  
25 applicant?

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

72

1 COMMISSIONER LOPERA: So the -- through  
2 the Chair, the only thing you're stuck on is  
3 the windows? You're wanting to recess them  
4 into the wall plane and use trim around them,  
5 and then -- so the only thing is just making  
6 them two-over-two?

7 MR. BOBACK: Correct.

8 COMMISSIONER LOPERA: And then, the  
9 current windows, are they -- what's the  
10 material?

11 MR. BOBACK: They're aluminum.

12 COMMISSIONER LOPERA: Okay.

13 MR. BOBACK: But they'd be wood-clad all  
14 around, so it will look similar as they're  
15 recessed. Because they are installed in the  
16 front, they don't look historic. But once you  
17 recess them halfway back, it will look similar  
18 to that.

19 COMMISSIONER EPSTEIN: Through the Chair,  
20 the mullion you're talking about adding, would  
21 it just be a flat piece or would it have some  
22 sort of dimension to it?

23 MR. BOBACK: It would have a little depth,  
24 not too much. Probably about a half inch.

25 THE CHAIRMAN: Any other questions for our

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

1 applicant at the moment?  
 2 MR. BOBACK: I mean, you would definitely  
 3 see it. I mean, it would stick out, for sure.  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: We'll call you back up when  
 6 we need you.  
 7 Thank you.  
 8 MR. BOBACK: Thank you.  
 9 THE CHAIRMAN: Is anybody else here to  
 10 speak on this COA?  
 11 AUDIENCE MEMBERS: (No response.)  
 12 THE CHAIRMAN: Seeing none, I'll close the  
 13 public hearing, and I'll entertain a motion.  
 14 COMMISSIONER LOPERA: Motion to --  
 15 THE CHAIRMAN: Sorry. You can come on up.  
 16 Let me reopen the public hearing again.  
 17 (Ms. Pryor approaches the podium.)  
 18 MS. PRYOR: Quick with that gavel.  
 19 Kim Pryor, 245 West 5th Street.  
 20 THE CHAIRMAN: Kim, you're already sworn  
 21 in.  
 22 MS. PRYOR: Yeah.  
 23 I've taken a look at this. And I  
 24 understand that we're kind of in a conundrum  
 25 because there was work done before and we have  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 someone here that's now coming in and trying to  
 2 fix the issues, if you will.  
 3 I guess some of the concern here is we're  
 4 talking about windows, and we're talking about  
 5 allowing concessions to be made when things  
 6 weren't done properly from the beginning. And  
 7 I'm concerned that that sets a bit of a  
 8 precedence, that someone can come in and do  
 9 something improper and then come and ask  
 10 forgiveness after the fact.  
 11 And because we can't -- there's no way to  
 12 fix something, the original windows are gone.  
 13 So the house has to have windows. And so we --  
 14 okay, well, we're going to agree to let them  
 15 use those windows when we probably -- may not  
 16 have done that if they had come first.  
 17 And now we're talking about letting them  
 18 use the existing windows and trying to set them  
 19 back and trying to put something on the outside  
 20 of the glass that may or may not look proper.  
 21 And I don't agree with any of that.  
 22 When people buy in historic districts,  
 23 they know that they are buying in a historic  
 24 district. They know that there are rules.  
 25 There was no permit pulled? I don't know. I  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 pulled it up just a minute ago. There was a  
 2 permit pulled in '21. I'm not sure if that's  
 3 the one that was used for the inappropriate  
 4 work or not, but there was nothing there  
 5 requiring a COA.  
 6 So I don't understand how this happens.  
 7 The windows need to be installed properly. We  
 8 don't need to try to finagle what's there.  
 9 They need to be recessed back. They need to  
 10 have valid raised muntins. And where's the  
 11 penalty to the homeowner for doing things  
 12 improperly? We're just going to let them go --  
 13 let them by with destroying historic fabric  
 14 and, oh, well, we got windows. Where is the  
 15 penalty? There should be something there.  
 16 We should not be conceding and allowing  
 17 them to leave what's there there just because  
 18 we didn't get a chance to see it beforehand.  
 19 And I think that this body needs to take that a  
 20 little bit more seriously. You know, just  
 21 because we don't know what it was before --  
 22 they did stuff the wrong way and people -- you  
 23 know what the rules are. They have got to come  
 24 in and get permission to do that kind of stuff.  
 25 So if we continue this route, then we're  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 going to have all -- we could theoretically  
 2 have all sorts of people coming in after the  
 3 fact, and then we have no choice but to let  
 4 them continue with what they have already done,  
 5 because it's already done.  
 6 Thank you.  
 7 THE CHAIRMAN: Thank you.  
 8 Kim, I'll just speak to -- as far as  
 9 precedence goes, we don't really like to say,  
 10 is there any kind of precedence. We take each  
 11 case individually. And this was deferred two  
 12 months ago to try and come up with some sort of  
 13 a solution because the house had a ton -- this  
 14 is -- we've never had a situation like this.  
 15 This house was completely changed. And,  
 16 again, sure, there is a penalty. I mean, we're  
 17 making them spend a lot of money to go back and  
 18 redo things already.  
 19 We do take it -- you know, we do take it  
 20 heavily. So I don't want to --  
 21 MS PRYOR: May I respond?  
 22 THE CHAIRMAN: Sure.  
 23 MS. PRYOR: I did not intend to mean that  
 24 you didn't take this seriously.  
 25 But regarding the precedence, it is  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

77

1 precedent-setting. With the previous agenda,  
 2 someone came up here and presented pictures of  
 3 a roof that looked very similar to the one that  
 4 she wanted to put on her house. So some --  
 5 theoretically, someone could then -- once this  
 6 is done, could take photos of this particular  
 7 house and these windows and say, look, this was  
 8 approved. So they did it this way, why can't  
 9 I? That's the only reason I'm mentioning  
 10 precedence.

11 THE CHAIRMAN: I can understand that. We  
 12 always take those things into consideration.  
 13 But we do try and go, you know, case by case.

14 MS. PRYOR: Thank you.

15 THE CHAIRMAN: Is anybody else here to  
 16 speak on this COA?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: With that, we'll close the  
 19 public hearing, and I'll entertain a motion.

20 COMMISSIONER KASPER: Before we get to  
 21 that, through the Chair to staff, thank you for  
 22 your exhaustive research. Did we really  
 23 distill it down to just windows? That was the  
 24 only concern?

25 MS. KELLY: Through the Chair, we worked  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

78

1 with the applicant and said, if you can fix  
 2 these things and meet these conditions --

3 COMMISSIONER KASPER: Awesome.

4 MS. KELLY: And they said yes, so ...

5 COMMISSIONER KASPER: And then, just to be  
 6 clear, so your denying part was denying the  
 7 windows. Agreeing that they'd be recessed,  
 8 agreeing that they have trim, but denying that  
 9 the current window could achieve a two-over-two  
 10 pattern?

11 MS. KELLY: Through the Chair, we did not  
 12 receive confirmation from the applicant that  
 13 that was the plan. We also have had mixed  
 14 results with the stick-ons because sometimes  
 15 you can't open the window, I guess, because of  
 16 them. And also, I believe the glass is tinted  
 17 on those windows. I might be wrong, but I  
 18 believe it's tinted.

19 So there's just a few odd things about the  
 20 product that's in place currently, so ...

21 COMMISSIONER KASPER: Okay. So maybe --  
 22 thank you.

23 Maybe we could approve with the condition.  
 24 Go ahead, Commissioner Lopera.

25 COMMISSIONER LOPERA: Through the Chair,  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

79

1 the use of the aluminum, I know that normally  
 2 we require wood or vinyl-clad over wood. But  
 3 as far as aluminum goes, do we have any other  
 4 suggestions regarding that particular product?

5 MS. KELLY: Through the Chair, typically  
 6 what we have done, if staff was not able to  
 7 examine the product that is now gone, is we  
 8 have requested that the applicant go back with  
 9 a wood or wood-clad product. So that's what we  
 10 typically would recommend. And, again, part of  
 11 that is just because we didn't see it, so we're  
 12 trying to get a -- closer to the original -- a  
 13 material that's closer to the original.

14 COMMISSIONER EPSTEIN: Through the Chair  
 15 to the staff, so just as a final understanding,  
 16 you are recommending that the window portion of  
 17 this still not be approved? There's no approve  
 18 with conditions that were mentioned per your  
 19 report?

20 MS. KELLY: Through the Chair, yes, that  
 21 is correct. Part of that is because we -- we  
 22 need the applicant to come through and say,  
 23 here is what we would like to do. We need to  
 24 see their proposal. We don't just want to  
 25 propose it for them. And the applicant came  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

80

1 through and said, the door, here's what we'll  
 2 do for the door; check. Oh, we can fix that  
 3 trim.

4 So we were able to get to those places,  
 5 and we just didn't get all the way there on the  
 6 windows. We got the recess back, which is  
 7 great, but we just didn't get all the way there  
 8 in terms of the design and product. Like, is  
 9 the actual window going to be replaced or is it  
 10 just going to be modified? Like, we just  
 11 didn't get a clear understanding of that.

12 COMMISSIONER LOPERA: Through the Chair to  
 13 Ms. Grandin, would it be possible to -- in case  
 14 we don't come up with a resolution today on the  
 15 windows, would it be possible to approve  
 16 everything else with conditions and just defer  
 17 one single section of this?

18 MS. GRANDIN: Through the Chair, I think  
 19 you could do that. I mean, because that would  
 20 at least allow them to start the process.  
 21 Sometimes we have let an approval -- approve  
 22 based on staff approval, like the window issue.  
 23 But it says they are fixed casement, so I'm  
 24 kind of uncertain.

25 MS. KELLY: I don't know that they are  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

81

1 fixed anymore.

2 MS. GRANDIN: They are not fixed casement.

3 So the report's a little fuzzy on that, then.

4 I don't know whether that would require a

5 separate application. So you would deny it

6 (inaudible), and then you can't rehear it,

7 right. That's a tough one. I've never had

8 that question asked before.

9 MS. KELLY: (Inaudible.)

10 MS. GRANDIN: You know, one of the things

11 that might be really helpful -- because it was

12 kind of confusing to me reading the report and

13 listening to it because so many things have

14 been negotiated and whatnot, you've actually

15 fixed it.

16 Maybe you should amend the application and

17 come back next time. I hate to defer it again,

18 but there was a lot of things done to this

19 house. So if it was amended and then the

20 report kind of reflected all the different

21 things that you guys negotiated that you said,

22 okay, check that off, and check that off, and

23 then we still have windows.

24 And perhaps he can come with a sample or

25 something or some kind of drawing to help you

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

82

1 decide whether or not taking the existing

2 product and recessing it and putting different

3 kind of trim, some details or something. That

4 might help you get into the track of approving

5 it.

6 COMMISSIONER LOPERA: Through the Chair,

7 would it be possible to -- like you mentioned,

8 to withdraw just a section of the application,

9 but approve everything else?

10 MS. GRANDIN: Yeah, I would --

11 COMMISSIONER LOPERA: Or do all paths lead

12 to deferment?

13 MS. GRANDIN: Well, I would definitely

14 defer it. But in terms of how to manipulate

15 the application, I would probably leave that up

16 to staff. But if you withdraw it, then you

17 can't -- I mean, we're stuck with the bad

18 windows that are there. So I wouldn't do that.

19 You would at least amend it to come up

20 with a solution. And probably the application

21 could be amended to check off all the things

22 that they did negotiate, the doorway and the

23 other things.

24 COMMISSIONER KASPER: Through the Chair,

25 to play lawyer for a moment, could we go ahead

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

83

1 and approve as it is, deny the windows, this is

2 done, and then he comes back with a new

3 application to modify the windows only, which

4 would allow him to begin work?

5 MS. GRANDIN: Well, there's something

6 called *res judicata* where you can't ask for the

7 same thing over and over again.

8 COMMISSIONER KASPER: Oh.

9 MS. GRANDIN: It's in italics. You know,

10 *res judicata*.

11 COMMISSIONER KASPER: I didn't know the

12 fancy words --

13 MS. GRANDIN: It would have to be

14 substantially different.

15 COMMISSIONER KASPER: -- because I'm not a

16 lawyer.

17 MS. GRANDIN: But he would have to come

18 back, and he wouldn't be able to use the same

19 product and, you know, just put the stick-on

20 things. If they are not fixed windows -- if

21 they are fixed windows, then you don't have the

22 problem of them going up and down and messing

23 up the little stick-on thing.

24 COMMISSIONER MONTOYA: Through the Chair,

25 while they're talking, I think at the end of

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

84

1 the day, there's an issue with the window

2 itself. And I think it's that -- oh, gosh, I'm

3 going to be the colloquialism guy today, but

4 it's like perfume on the pig at a certain

5 moment, right?

6 MS. GRANDIN: The director has made a

7 suggestion.

8 COMMISSIONER MONTOYA: I'm just not sure

9 how many Band-Aids we can provide for a product

10 that it sounds like you're objecting to will be

11 successful. And do we really want that kind of

12 a solution to the issue at hand?

13 I think that's why I'm speculating, but I

14 think that's why staff finds themselves in the

15 position they are in, is because you run the

16 course with the other things and you've come to

17 a solution on them. But the windows, it's the

18 product itself that's in question.

19 You can change its position. You can

20 paste things on it, but is it -- it's tinted.

21 You can change the glass. At a certain point,

22 you know, it's like pulling the thread on a

23 sweater, and you're standing in a pile of yarn.

24 So I'm not sure changing or amending is

25 really going to -- I think staff has made a

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

1 really good effort to come to some kind of  
2 agreement. And with the applicant, there's  
3 been a lot of effort here, but I think some  
4 things just need to be changed. I think that's  
5 really a tough question.

6 COMMISSIONER LOPERA: Through the Chair,  
7 just trying to look at all the different  
8 possible solutions -- and yeah, we have made  
9 substantial concessions on a substantial  
10 project to try to modify as minimal as possible  
11 in keeping with our district.

12 However, the windows did change in size  
13 from the original based on some of these  
14 photos. So there's quite a significance with  
15 the window product, the lack of muntins, the  
16 change in size, and the window tinting.

17 MS. GRANDIN: Mr. Chair, the director did  
18 have a good suggestion. And this is kind of  
19 along the same lines we were coming up with.

20 So that he could get some work done and we  
21 could discuss the windows at the next meeting  
22 maybe, approve it with the condition that the  
23 window portion come back to you for approval.  
24 So at least he would be able to get some work  
25 done. But the windows are -- you know, they're

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

1 take a look. Fill out the window survey.  
2 What's an original window? What shape is it  
3 in?

4 And then the decision becomes, okay, can  
5 the window be repaired? Because if it can be  
6 repaired, it should be repaired. If it is just  
7 really gone, then we would approve it for  
8 replacement. And then that opens up a lot of  
9 options because at that point the historic  
10 fabric is gone.

11 This case is just very, very different  
12 because, based on the few images that we  
13 have -- not a whole lot -- it doesn't look like  
14 the windows were maybe that bad off, and we  
15 know that the window design is two-over-two.  
16 So we have certain things documented.

17 Other than that, this is -- it's not a  
18 perfect system, but our best case is sort of to  
19 go -- we have to assume that they were in good  
20 shape, and that they maybe should not have been  
21 replaced, in which case we typically say, okay,  
22 you need to go back with a wood or wood-clad  
23 window. The design needs to match. It needs  
24 to have the sloped sill. It needs to be the  
25 two-over-two, have the historic trim, and be

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

1 kind of a major part of that ask.

2 THE CHAIRMAN: So I'll tell you what --  
3 If you can come back up for a second.  
4 (Mr. Boback approaches the podium.)

5 THE CHAIRMAN: So if I was gauging the  
6 feel of the Commission at this point, my guess  
7 would be, if we voted on everything today, the  
8 windows -- we would say that we need new  
9 windows.

10 We can go with the option to approve and  
11 then condition you to come back with another  
12 option for windows, which would give you the  
13 opportunity to possibly use the current  
14 windows. But more than likely -- my guess  
15 would be you would still have to replace them.  
16 But that would be up to you if you want to take  
17 the --

18 MR. BOBACK: What type of windows do you  
19 do in new houses in the historic district?

20 MS. KELLY: Through the Chair, so the  
21 difference is that this is not a new house.  
22 This is a contributing structure.

23 So typically what we would say, had all  
24 this work not happened is, oh, you want to  
25 replace your windows? Let staff go out and

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

1 recessed into the wall plane.

2 So that's sort of generally what we have  
3 done in these cases. Like I said, it's not a  
4 perfect system, but that's the best we can come  
5 up with.

6 THE CHAIRMAN: So --

7 MR. BOBACK: I haven't ordered wood  
8 windows in 20 years. I mean, okay. I thought  
9 we were kind of close with recessing, which I  
10 think it would replicate because we would use  
11 that as the guideline. I guess the rub is the  
12 inserts?

13 THE CHAIRMAN: It sounds like --

14 MR. BOBACK: Accumulation of things?

15 THE CHAIRMAN: Right. I think that's --

16 MR. BOBACK: It's just an accumulation of  
17 things?

18 THE CHAIRMAN: -- what it's coming to at  
19 this point.

20 MR. BOBACK: I think we can get there,  
21 but --

22 COMMISSIONER EPSTEIN: Through the Chair,  
23 one of my main concerns is just saying, oh,  
24 we're going to set it back and we're going to  
25 apply something to it. I would appreciate

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

89

1 seeing details of what you're actually going to  
 2 do and what you're --  
 3 MR. BOBACK: A historic window is what we  
 4 would use as a template to replicate the trim  
 5 around it and recess it back. The single-hung  
 6 windows don't have the depth that double-hung  
 7 windows do because they both operate. So it's  
 8 just a function of that gives it the depth  
 9 look. So that's why they look different. But,  
 10 yeah, I mean, we're open to anything if --  
 11 THE CHAIRMAN: So, again, I'm going to go  
 12 back to give you the option to -- so we can --  
 13 it sounds like we can condition out the windows  
 14 today to have, hey, you need to come back with  
 15 a plan. And we can vote on the rest, and we  
 16 can call it a day today. And then you can come  
 17 back, you know, next month with the options of  
 18 either, hey, we're replacing all the windows or  
 19 this is what we're going to try and do with the  
 20 current windows and let's see if it works.  
 21 MR. BOBACK: So does this get continued or  
 22 we've got to file another application?  
 23 THE CHAIRMAN: This gets continued --  
 24 MR. BOBACK: Okay.  
 25 THE CHAIRMAN: -- correct? Or does he  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

90

1 need a new application?  
 2 MS. GRANDIN: Well, no. He wouldn't have  
 3 to do another application. Are you just  
 4 deferring the whole item? Are you --  
 5 THE CHAIRMAN: Well, no.  
 6 MS. GRANDIN: -- approving in part and  
 7 waiting --  
 8 COMMISSIONER LOPERA: I was going to  
 9 actually approve everything except for having  
 10 the window replacement. I'd amend that  
 11 condition to be presented again to this  
 12 commission at the next meeting with either  
 13 additional solutions or basically your  
 14 consensus to require replacement with a new  
 15 wood product.  
 16 MR. BOBACK: Okay.  
 17 COMMISSIONER LOPERA: But that way, you  
 18 could keep going with everything except for the  
 19 windows.  
 20 MR. BOBACK: Sure. Understand.  
 21 COMMISSIONER MONTROYA: Question to staff,  
 22 that could actually go to the consent agenda as  
 23 well if an agreement is made, right, rather  
 24 than -- right?  
 25 MS. GRANDIN: So you would like it at the  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

91

1 next meeting? You might want to put a time  
 2 limit on it, after which it would be a denial  
 3 and he'd have to replace everything, just so  
 4 that it kind of moves along.  
 5 COMMISSIONER LOPERA: Through the Chair,  
 6 would two months work to give you enough time  
 7 to present solutions?  
 8 MR. BOBACK: I think a month would -- I  
 9 mean, a couple of weeks is more than fine. I  
 10 mean, we either find it or we don't.  
 11 MS. GRANDIN: Next month. Okay.  
 12 MR. BOBACK: We either make them satisfied  
 13 or we don't. We'll get it done.  
 14 THE CHAIRMAN: I need a motion.  
 15 COMMISSIONER LOPERA: Well then, motion to  
 16 approve with -- COA-21-26737, amending  
 17 Item Number 2 regarding the wholesale window  
 18 replacement, that the applicant shall provide  
 19 to this commission drawings, an actual demo, or  
 20 that they would -- or that the applicant may  
 21 consent to replacing the windows with the  
 22 standard wood windows or clad, vinyl-clad, wood  
 23 windows, two-over-two with raised muntins. And  
 24 that Condition Number 2 on the windows shall be  
 25 presented at the next staff -- to this  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

92

1 commission.  
 2 COMMISSIONER EPSTEIN: Through the Chair,  
 3 sorry if this is -- also, no tint.  
 4 MR. BOBACK: Right.  
 5 COMMISSIONER LOPERA: And add that. The  
 6 applicant shall provide a solution to the  
 7 current tint that's on the windows.  
 8 MR. BOBACK: Right.  
 9 COMMISSIONER KASPER: Second.  
 10 THE CHAIRMAN: All those in favor?  
 11 COMMISSION MEMBERS: Aye.  
 12 THE CHAIRMAN: Those opposed?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: Hearing none, you have  
 15 approved COA-21-26737, and we will move on.  
 16 MR. BOBACK: Thank you guys. Appreciate  
 17 all the help.  
 18 THE CHAIRMAN: We're going to move on to  
 19 Section G, Certificates of Appropriateness.  
 20 First on the docket, COA-22-27290, 120 East 8th  
 21 Street.  
 22 MS. KELLY: Application for COA-22-27290  
 23 is for the replacement of 13 historic wood  
 24 windows out of a total of 39 windows on a  
 25 contributing structure in Springfield. There  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 are also six fixed casement windows that are  
2 not original to the structure included in the  
3 window replacement request, for a total of 19  
4 windows requested for replacement.

5 To be clear, the 13 historic windows are  
6 the only historic windows. The remaining are  
7 nonhistoric.

8 This property is used as a community  
9 center for the Sanctuary on 8th Street, which  
10 provides activities for local children and  
11 families in the community. This structure has  
12 large parking lots on either side, and the  
13 building is highly street visible. The request  
14 also includes repairs to the window wood trim  
15 and encapsulating that trim with aluminum.

16 Based on a site visit on February  
17 18th, 2022, 13 windows are historic. Staff  
18 assessed the condition of the historic windows,  
19 and they are in poor condition with evidence of  
20 severe rot in many places. Further, the  
21 majority of the windows have been previously  
22 replaced. All replacement windows on the  
23 structure, as conditioned, shall be vertical,  
24 two-over-two to match the historic design.

25 The applicant has also requested repairing  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 the window wood trim and then encapsulating the  
2 trim with aluminum. Encasing historic window  
3 trim with smooth, nonmatching aluminum is not  
4 historically appropriate.

5 Based on the proposed design, the sill  
6 step and trim detailing will not be replicated  
7 in the design of the aluminum trim and,  
8 instead, will have a square, smooth appearance.

9 For these reasons, staff finds that the  
10 request for the window replacement as  
11 conditioned is consistent with Section 307.106  
12 and the design guidelines, but that the request  
13 for the trim encapsulation with the aluminum is  
14 not consistent.

15 As such, the Department recommends  
16 approval, with conditions, of the windows and  
17 denial of the trim request.

18 THE CHAIRMAN: Questions for staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: We'll go ahead and open the  
21 public hearing.

22 Is the applicant here?

23 AUDIENCE MEMBER: Yes.

24 THE CHAIRMAN: Come on up.

25 (Audience member approaches the podium.)

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

1 THE CHAIRMAN: If you'll state your name  
2 and address.

3 AUDIENCE MEMBER: My name is Jamie Stater,  
4 here on behalf of (inaudible). My address is  
5 916 Jasmine Place.

6 THE CHAIRMAN: She will swear you in.

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

9 MS. STATER: (Complies.)

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

14 MS. STATER: Yes.

15 THE REPORTER: Thank you.

16 THE CHAIRMAN: Welcome.

17 MS. STATER: Thank you.

18 THE CHAIRMAN: Whenever you're ready.

19 MS. STATER: I don't really have much to  
20 add. Kind of came here at the last minute on  
21 request of the director, but I think we just  
22 agree with the recommendations.

23 We provide a free after-school program and  
24 summer camp to at-risk youth, and we just want  
25 to make sure the building is as safe as

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

1 possible for them. The windows are in pretty  
2 bad condition. So we're just looking to get  
3 them replaced and make sure we're following the  
4 historic guidelines in the neighborhood.

5 THE CHAIRMAN: Questions for our  
6 applicant?

7 COMMISSIONER LOPERA: Through the Chair,  
8 which aspect of this did you have an issue  
9 with? Was it something about the aluminum  
10 trim?

11 THE CHAIRMAN: The aluminum casing.

12 COMMISSIONER LOPERA: Aluminum casing.

13 THE CHAIRMAN: Well, staff had the issue.

14 MS. STATER: Yeah, I don't think we have  
15 the issue with it; I think staff did.

16 COMMISSIONER LOPERA: So you want to  
17 install the aluminum casing?

18 MS. STATER: That's what the window  
19 company recommended to us.

20 COMMISSIONER LOPERA: Okay. Thank you.

21 THE CHAIRMAN: Any other questions for our  
22 applicant at the moment?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: We'll call you back up if  
25 we need you.

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

1 MS. STATER: Thank you.  
 2 THE CHAIRMAN: Thank you.  
 3 Is anyone else here to speak on this COA?  
 4 AUDIENCE MEMBERS: (No response.)  
 5 THE CHAIRMAN: Seeing none, we'll close  
 6 the public hearing, and I'll entertain a  
 7 motion.  
 8 COMMISSIONER KASPER: I'll make a motion  
 9 to approve with conditions in part and deny in  
 10 part, COA-22-27290.  
 11 COMMISSIONER LOPERA: Second.  
 12 THE CHAIRMAN: Any conversation?  
 13 COMMISSIONER KASPER: I agree with staff.  
 14 I think the windows are beyond repair based on  
 15 the photographic evidence, and they should be  
 16 replaced. I also agree with staff that the  
 17 trim should be a wood-look trim. And so I  
 18 believe the aluminum encasement of the trim is  
 19 not historical or in keeping with the  
 20 neighborhood, so I would agree with staff's  
 21 recommendations.  
 22 THE CHAIRMAN: Anybody else?  
 23 COMMISSIONER LOPERA: I echo Commissioner  
 24 Kasper's comments.  
 25 COMMISSIONER EPSTEIN: I do as well.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 THE CHAIRMAN: All those in favor?  
 2 COMMISSION MEMBERS: Aye.  
 3 THE CHAIRMAN: Those opposed?  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: Hearing none, you have  
 6 approved and denied in part COA-22-27290.  
 7 And I think we're going to take a quick  
 8 break. It's 5:15, so let's try and reconvene  
 9 at 5:25 or 5:30, somewhere in there.  
 10 (Brief recess.)  
 11 THE CHAIRMAN: All right. We're going to  
 12 go ahead and get started. We are on Section G,  
 13 Certificates of Appropriateness, Number 2,  
 14 COA-22-27311, 1829 Powell Place.  
 15 MS. KELLY: Application for COA-22-27311  
 16 is for the demolition of a two-story frame  
 17 vernacular residence that is listed as  
 18 contributing to the Riverside Avondale Historic  
 19 District.  
 20 The property is bounded by a medical  
 21 clinic and a parking lot to the north and a  
 22 two-story residence to the south.  
 23 The structure was significantly damaged by  
 24 a fire on August 3rd, 2021. While waiting for  
 25 insurance to assess the structure, code  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 violations were placed on the property.  
 2 Insurance has assessed the structure as a total  
 3 loss.  
 4 A site visit was conducted on May 5th,  
 5 2022. The structure is not safe to enter and  
 6 fire damage is evident around the structure.  
 7 Smoke and water damage, charred wood, a  
 8 collapsed roof and missing glass panes are  
 9 apparent.  
 10 The applicant plans to demolish the  
 11 property and sell the lot. Consistent with  
 12 Section 307.106(n)(5), an application for a COA  
 13 for new construction would require review by  
 14 the Historic Preservation Commission in order  
 15 to ensure compatibility with the district.  
 16 Significant historical or architectural  
 17 materials are no longer present at 1829 Powell  
 18 Place given the fire damage. No other feasible  
 19 alternatives to demolition are apparent. And  
 20 given the damage to the structure, it does not  
 21 have enough structural integrity for relocation  
 22 to be a reasonable alternative.  
 23 Staff finds that the request is consistent  
 24 with the Section 107.306. The Department  
 25 recommends approval.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 And I believe the applicant is here. And,  
 2 obviously, they -- they agree with this. They  
 3 can speak for themselves.  
 4 THE CHAIRMAN: All right. Questions for  
 5 staff?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: All right. We'll open the  
 8 public hearing.  
 9 And is the applicant here?  
 10 MS. TRIMMER: Yes.  
 11 THE CHAIRMAN: Come on up.  
 12 (Ms. Trimmer approaches the podium.)  
 13 THE CHAIRMAN: If you will state your name  
 14 and address.  
 15 MS. TRIMMER: Good afternoon.  
 16 Cyndy Trimmer, One Independent Drive,  
 17 Suite 1200, on behalf of the owner.  
 18 I have Ms. Todd with me here today  
 19 available for questions. Again, I won't repeat  
 20 Ms. Kelly. It's tragic and we're heartbroken,  
 21 but it is unfortunately a total loss. It's  
 22 taken a while to get to the point with  
 23 insurance that we can now move forward with  
 24 demolition.  
 25 RAP has supported the demolition. We know  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

101

1 the neighbors are very eager to see the  
 2 demolition move forward, as are we. And we  
 3 appreciate your support.  
 4 THE CHAIRMAN: Okay. Questions for our  
 5 applicant?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: All right. We'll call you  
 8 back up.  
 9 Is anybody else here to speak on this?  
 10 MS. SCHIFANELLA: (Indicating.)  
 11 THE CHAIRMAN: Come on up.  
 12 (Ms. Schifanella approaches the podium.)  
 13 THE CHAIRMAN: If you'll state your name  
 14 and address.  
 15 MS. SCHIFANELLA: Angela Schifanella, 1352  
 16 Avondale Avenue, Jacksonville, Florida.  
 17 I'm here on behalf of Riverside Avondale  
 18 Preservation.  
 19 THE REPORTER: If you would raise your  
 20 right hand for me, please.  
 21 MS. SCHIFANELLA: (Complies.)  
 22 THE REPORTER: Do you affirm that the  
 23 testimony you are about to give will be the  
 24 truth, the whole truth, and nothing but the  
 25 truth?

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

102

1 MS. SCHIFANELLA: We do. I do.  
 2 THE REPORTER: Thank you.  
 3 MS. SCHIFANELLA: You know, we are a  
 4 preservation organization, so this is a very  
 5 sad thing to have to support.  
 6 We just did want to clarify that we always  
 7 try to preserve our historic building stock in  
 8 our district and throughout the city, so we  
 9 support this application. The demolition by  
 10 the act of a fire is -- is kind of a -- it's an  
 11 after-the-fact, so we did want to clarify that  
 12 this is an unusual circumstance for us and --  
 13 but we do respect the staff report and their  
 14 expertise.  
 15 Thank you.  
 16 THE CHAIRMAN: Thank you.  
 17 Is there anyone else here today to speak  
 18 on this COA?  
 19 AUDIENCE MEMBERS: (No response.)  
 20 THE CHAIRMAN: Seeing none, we'll close  
 21 the public hearing and I'll entertain a motion.  
 22 COMMISSIONER LOPERA: Motion to approve  
 23 COA-22-27311.  
 24 COMMISSIONER KASPER: Second.  
 25 THE CHAIRMAN: Does anybody have any

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

103

1 comments or concerns?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. All those in  
 4 favor?  
 5 COMMISSION MEMBERS: Aye.  
 6 THE CHAIRMAN: Those opposed?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: Hearing none, you have  
 9 approved COA-22-27311.  
 10 We're going to move right along to  
 11 COA-22-27338, 3804 Valencia Road.  
 12 MS. KELLY: Application for COA-22-27338  
 13 is for the construction of an attached  
 14 one-story garage with metal roofing. The  
 15 subject site is located at the end of Valencia  
 16 Street [sic], abutting Boone Park.  
 17 The proposed 476-square-foot, side-loading  
 18 garage will be attached to an existing  
 19 two-story, single-family contributing structure  
 20 and located along the front elevation of the  
 21 home with clear street visibility.  
 22 As designed, the garage consists of a hip  
 23 roof oriented towards the south. Primary  
 24 materials of the garage addition include  
 25 carriage-style garage doors, one-over-one

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

104

1 windows, and fiber-cement lap siding.  
 2 Because the structure will encroach into  
 3 the required front-yard setback set forth under  
 4 Chapter 656 of the Zoning Code, the applicant  
 5 has also filed for an administrative deviation.  
 6 Pursuant to the Section 656.399.13, the AD  
 7 application is currently pending until action  
 8 is taken by this body regarding the current  
 9 request for COA.  
 10 According to the Sanborn maps, the subject  
 11 property originally contained a one-story  
 12 single-family home with composition shingles.  
 13 In 1950, an addition to the home was created.  
 14 And in 2003, a COA was approved by the  
 15 Commission which allowed for a one-story  
 16 addition along the front elevation and a  
 17 two-story addition along the rear elevation of  
 18 the home.  
 19 At the same time, asphalt shingles were  
 20 approved as the primary roofing material in  
 21 order to match the existing shingles. In 2020,  
 22 another addition was made along the side  
 23 elevation as well as a request to change the  
 24 roofing material to a crimp metal roofing.  
 25 At the time, staff recommended that the

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

105

1 replacement product, the roofing material,  
 2 match the historic home's use of composite  
 3 shingles. The Commission, at that time,  
 4 ultimately approved the applicant's request for  
 5 metal roofing.  
 6 According to the master site file and  
 7 subsequent COA approvals, the two-story frame  
 8 vernacular home has been heavily altered over  
 9 the years. Nonetheless, the character of the  
 10 block is one of two-story homes without  
 11 street-visible, attached garages.  
 12 The proposed garage addition is located  
 13 along the front elevation with the garage doors  
 14 oriented towards Pine Grove Avenue. As such,  
 15 the feature would be readily street visible and  
 16 runs contrary to the district's design  
 17 guidelines.  
 18 While the horizontal lap siding, vertical  
 19 one-over-one-hung windows and overall height of  
 20 the garage are consistent with the principal  
 21 structure, the location and orientation of the  
 22 addition is not.  
 23 Further, the proposed garage addition is  
 24 located approximately 10 feet from the front  
 25 property line and the adjacent contributing  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

106

1 structures have larger front setbacks. So the  
 2 siding of an attached garage at the front of  
 3 the structure at that setback would be  
 4 inconsistent with the guidelines in the code.  
 5 Staff finds that the proposed attached  
 6 garage addition is incompatible with the  
 7 surrounding contributing structures when  
 8 assessed in the context of massing, size and  
 9 scale. And the addition would further erode  
 10 the architectural integrity of the existing  
 11 structure by creating a building footprint that  
 12 is inconsistent with the development patterns  
 13 of other structures within the district.  
 14 With regard to the metal roof on the  
 15 garage addition, the staff is recommending  
 16 denial of that just given our previous stance  
 17 on the previous COA. However, we admit there's  
 18 greater flexibility since there is already  
 19 metal roofing on the structure. Just in  
 20 keeping with the guidelines and the fact  
 21 that -- that we couldn't find that the home  
 22 ever had metal roofing, we stick with the  
 23 shingle recommendation.  
 24 So for these reasons, staff finds that the  
 25 requests are inconsistent with the code and the  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

107

1 guidelines and the Department recommends  
 2 denial.  
 3 THE CHAIRMAN: Thank you.  
 4 Questions for staff?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: All right. With that,  
 7 we'll open the public hearing.  
 8 The applicant can come on up.  
 9 (Audience member approaches the podium.)  
 10 THE CHAIRMAN: If you'll state your name  
 11 and address.  
 12 AUDIENCE MEMBER: Hello my. Name is Duane  
 13 Romanello. My address is 3804 Valencia Road,  
 14 Jacksonville, Florida 32205.  
 15 THE CHAIRMAN: Duane, she's going to swear  
 16 you in.  
 17 THE REPORTER: If you would raise your  
 18 right hand for me, please.  
 19 MR. ROMANELLO: (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. ROMANELLO: I do.  
 25 THE REPORTER: Thank you.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

108

1 MR. ROMANELLO: Just a couple of comments  
 2 to the staff report. I didn't have a chance to  
 3 actually read the details on it.  
 4 I guess -- first thing I want to point out  
 5 is the comment about the structure being  
 6 heavily altered. It has been heavily altered  
 7 for the last 70 years. I participated in some  
 8 of those heavily -- heavy alterations, and I  
 9 did that through this process.  
 10 And I don't agree with the statement that  
 11 it's a contributing structure, although I have  
 12 taken steps to try to bring it more in line  
 13 with the district's appearance. For instance,  
 14 the last major renovation we did, we removed  
 15 vinyl siding that was on the structure and  
 16 replaced it with lap siding, with the input  
 17 from -- from the staff. We think that was a  
 18 step forward in the right direction.  
 19 I can't -- I can't take away from the fact  
 20 that this is not a classic Avondale bungalow.  
 21 There's no architecturally significant features  
 22 to the home that -- that are consistent with  
 23 the rest of the neighborhood. My home is at  
 24 the end of a dead-end street.  
 25 Before filing this application, I called  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

109

1 the Commission, spoke to somebody. And  
2 although I wasn't given a green light or  
3 anything, they said, hey, we will definitely  
4 not support a front -- a front-entry garage.  
5 It's got to be a side-entry garage. So I  
6 designed it that way.

7 I am requesting an administrative  
8 deviation to allow the garage to be slightly  
9 wider. I can -- there's actually a 15-foot  
10 front setback on a side-entry garage. And I  
11 have a picture of what that will look like.

12 Basically, the elevation is the same as -- as  
13 presented. It's just not as functional. So I  
14 had applied for that administrative deviation.

15 At the end of the day, I'm at the end of a  
16 dead-end road. This is probably the last --  
17 this is the last renovation we could possibly  
18 do to this home. We think we've done what we  
19 could to make it a better home, more suitable  
20 home for our neighborhood.

21 I'm not sure where the -- the statement  
22 about additional two-story structures come  
23 from. There's one two-story structure  
24 within -- on my street that I'm aware of.

25 Maybe there's some, you know, a significant

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

110

1 distance away. I don't have a garage and so I  
2 kind of need one, but certainly understand  
3 staff's report.

4 Obviously, if I'm going to -- if this  
5 request is granted, I can't really put shingles  
6 on a home next to the previously approved metal  
7 roof.

8 And, again, we think we've taken steps to  
9 try to at least improve the overall appearance  
10 of our home and make it more consistent with at  
11 least some of the -- some of the features that  
12 you see in the neighborhood with respect to the  
13 lap siding, and we don't believe that this  
14 particular addition is going to degrade from  
15 the quality of the neighborhood in any way.

16 And I don't really think it's going to be  
17 seen by anybody other than a few people that  
18 might walk the park. We're literally at the  
19 end of a dead-end street. And the way Valencia  
20 works in my -- in front of my house, it rolls  
21 down, so I don't even think you could see this  
22 garage from Pine Grove, which is the nearest  
23 cross-street, although I can't -- I don't have  
24 photographs to --

25 (Timer notification.)

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

111

1 MR. ROMANELLO: -- to show that, but -- so  
2 that's my position.

3 And I could -- and I have, you know, a  
4 drawing of what it would look like if I didn't  
5 have that extra 5 feet. And the -- again,  
6 the -- the front elevation is exactly the same.  
7 It would just, you know, be a slightly wider  
8 product. And I can share that with the  
9 Commission if -- if you think it's appropriate.

10 THE CHAIRMAN: All right. Questions for  
11 our applicant at the moment?

12 COMMISSIONER LOPERA: Yeah. Through the  
13 Chair, what was the reason to go with -- the  
14 existing house has metal shingles, correct?

15 MR. ROMANELLO: Pardon me?

16 COMMISSIONER LOPERA: The existing house  
17 has metal shingles?

18 MR. ROMANELLO: Yeah. It's a 5V crimp  
19 metal roof --

20 COMMISSIONER LOPERA: Okay.

21 MR. ROMANELLO: -- as it sits right now.

22 Those are -- those pictures on the lower  
23 part are older photos from before the approved  
24 roof. As you scroll down, the very first  
25 picture shows the metal roof. So there's --

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

112

1 that picture at the bottom shows the vinyl  
2 siding. And that vinyl siding has been ripped  
3 off and I put -- put, you know, cementitious  
4 lap siding on there which I thought was a step  
5 in the right direction, but there's not much  
6 more I can do to make it a -- what I consider a  
7 contributing structure.

8 But the -- the house does have the 5V  
9 crimp metal, replaced, old aluminum windows  
10 with the Fiberglass wood-looking windows.  
11 They're not -- I'm not sure if they're wood  
12 encased windows, but that -- I went through  
13 that process here and those were approved  
14 windows. I didn't do anything without, you  
15 know, board approval. Although the board might  
16 not have agreed with some of my requests, I --  
17 I did, you know, play by the rules the best I  
18 could.

19 Again, I'm at the end of a dead-end road.  
20 I don't believe this is a contributing  
21 structure. I'm not proud of it or -- but it is  
22 what it is; it's my house.

23 And so I -- this would be kind of a last  
24 piece of the puzzle for us, for my family, and  
25 I don't know that I've -- if there's anybody

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

1 here in opposition to it, but I -- I don't  
 2 think there's a lot of people that would be  
 3 impacted or even be able to see this house.  
 4 THE CHAIRMAN: All right. Questions for  
 5 our applicant?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: We'll call you back up.  
 8 Thank you.  
 9 MR. ROMANELLO: Thank you.  
 10 THE CHAIRMAN: Is anybody else here to  
 11 speak on this COA?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: Seeing none, we'll close  
 14 the public hearing and I'll entertain a motion.  
 15 COMMISSIONER KASPER: Make a motion to  
 16 deny COA-22-27338.  
 17 COMMISSIONER MONTOYA: Second.  
 18 THE CHAIRMAN: Okay. Thoughts, comments?  
 19 Who wants to go first?  
 20 COMMISSIONER EPSTEIN: Through the Chair,  
 21 I think one of my biggest things I'm seeing  
 22 looking at this is the overall aerial map and  
 23 all the homes kind of lining up with the front  
 24 of their house, and it does look like this  
 25 addition would encroach upon that. And I know  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 that's something that -- that's not very  
 2 typical for the neighborhood and the historic  
 3 fabric of the area. That's a concern of mine.  
 4 COMMISSIONER LOPERA: Through the Chair,  
 5 taking Condition 1 regarding the 5V crimp  
 6 metal -- metal roofing for the addition, it  
 7 seems that with the main house having the metal  
 8 roof that I would -- you know, I would  
 9 generally tend towards having the -- any new  
 10 additions also match the main house.  
 11 Regarding -- let's see, point number 3  
 12 regarding its visibility, I'm looking at the  
 13 Google Earth and this is a very small street.  
 14 There's only eight houses on this street. So  
 15 even though I see Commissioner Epstein's point  
 16 about the extension, this is also a very -- not  
 17 very visible street, so it --  
 18 The garage, even though it's going to be  
 19 front-facing, it's only going to be  
 20 front-facing to the -- to one neighbor, not to  
 21 a street, not on a corner. And this property  
 22 backs up to Boone Park, so really there's  
 23 only -- like I said, there's only a few  
 24 neighbors on this street, so I -- I don't  
 25 really have any issues with the extension of  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 the garage, especially if he gets, you know,  
 2 the administrative deviation, I won't have  
 3 any -- any concerns with that aspect of it  
 4 because the garage door would be hidden, it  
 5 wouldn't be visible, even to the very few  
 6 people driving down this street.  
 7 And then regarding the massing, it seems  
 8 like it would be in keeping with the massing of  
 9 the overall structure. It's not adding a  
 10 thousand square feet. It's, I believe, less  
 11 than 500 square feet. I don't think it would  
 12 be noticeable overall.  
 13 And I think that's it, so I would actually  
 14 be inclined to approve as it's been drawn here.  
 15 THE CHAIRMAN: Anybody else have thoughts,  
 16 comments?  
 17 COMMISSIONER KASPER: Through the Chair,  
 18 I'll just maybe parrot what staff was saying,  
 19 is that, you know, we -- we do review each  
 20 project based on its compatibility with the  
 21 historic neighborhood. Part of that criteria  
 22 is how it faces the road, how it approaches the  
 23 road, and that's the front setback, and it's  
 24 normally a predominant setback. So when you go  
 25 down the street, all the houses line up,  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 similar. So this one would be protruding out  
 2 pretty far.  
 3 Also, historically, you know, the garage  
 4 is not in the front. There's a side road that  
 5 goes past the house and the garage is in the  
 6 rear. This particular house, through its  
 7 evolution, decided that the side yard would be  
 8 used, you know, as a yard, not as a driveway,  
 9 which is fine, but I don't know if that is a  
 10 reason to move the garage to the front.  
 11 So I think just on a historic  
 12 compatibility, protruding further out in the  
 13 front setback and then being a garage, front  
 14 facing, is not historically compatible.  
 15 COMMISSIONER MONTOYA: Through the Chair,  
 16 just a statement. I think this is a  
 17 peculiar -- it's a peculiar kind of situation  
 18 because the original house, by records, say it  
 19 was built in 1922, so it is of a historic  
 20 nature by its sort of beginning, you know, its  
 21 DNA, so to speak, but there's clearly been a  
 22 lot of evolution over the years that have  
 23 modified the house to something much different  
 24 than it was in 1922, and I think that's the  
 25 predicament that I at least find myself in.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

117

1 I recognize the comments about it really  
 2 being a cul-de-sac, which is something  
 3 different that we don't typically see in these  
 4 kind of urban fabric communities. It is on  
 5 Boone Park. It is a bit remote, but -- as  
 6 Commissioner Epstein stated, but I also, as  
 7 Commissioner Lopera stated, this is something  
 8 that really doesn't get a lot of visibility  
 9 either. And so I, for one, am a bit -- I'm a  
 10 bit torn about this because it's sort of, you  
 11 know, where are we, and I would -- am  
 12 deliberating.

13 THE CHAIRMAN: I tend to agree with that  
 14 as well. This is a tough one because it has  
 15 been modified and the visibility factor is -- I  
 16 personally lean more towards supporting this  
 17 COA. I think the visibility factor is a -- is  
 18 a big one for me and -- as well as its  
 19 partnering with Boone Park. And the garage  
 20 won't be -- I mean, the garage door itself will  
 21 not be seen by just about anyone, so --

22 COMMISSIONER LOPERA: Yeah. And through  
 23 the Chair, the reason that I looked at this one  
 24 different was because of the substantial  
 25 modifications that have occurred over the years

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

118

1 where this house would not exist, you know,  
 2 in -- within the historical area that we look  
 3 at.

4 And also, if you -- I'd like to -- I'd  
 5 like to point out at 1621 Pine Grove Avenue,  
 6 which also has a front-facing garage which is  
 7 fully facing Pine Grove Avenue -- and that's  
 8 down the street from the applicant's structure,  
 9 so -- but I understand the challenge of having  
 10 the extension out into the road.

11 And what I considered was the minor  
 12 visibility, considering it is at the very end  
 13 of a very small street with only -- there's  
 14 actually only seven houses on this street, or  
 15 six houses on the street. I believe the other  
 16 ones are actually Pine Grove Avenue addresses.

17 THE CHAIRMAN: So we've got a motion on  
 18 the floor currently as a denial. Whose motion  
 19 was that?

20 COMMISSIONER KASPER: That was me.

21 THE CHAIRMAN: Okay. So we can vote on  
 22 that, if that's where we stand, and come back.

23 COMMISSIONER KASPER: So to clarify,  
 24 there's a motion to deny, so when you say  
 25 "yea" --

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

119

1 THE CHAIRMAN: It would be for denial.  
 2 COMMISSIONER KASPER: -- it would be for  
 3 denial.

4 THE CHAIRMAN: Correct.  
 5 So let's go ahead and call the vote.  
 6 All those in favor?

7 COMMISSIONER KASPER: Aye.  
 8 COMMISSIONER EPSTEIN: Aye.  
 9 COMMISSIONER MONTOYA: Aye.

10 THE CHAIRMAN: Those opposed?  
 11 COMMISSIONER LOPERA: Nay.  
 12 THE CHAIRMAN: Nay.  
 13 With that, the motion [sic] is denied.  
 14 So we will move on.

15 MS. GRANDIN: The application is denied.

16 THE CHAIRMAN: The application is denied,  
 17 so COA-22-27338 is denied, and we will move on.  
 18 So next on our docket -- we are going to  
 19 skip over COA-22-27456 and come back to that,  
 20 which I'm sorry to tell everybody.

21 We're going to go ahead and knock out  
 22 Section H real quick, Certificates of  
 23 Appropriateness for Work Initiated or Completed  
 24 Without a COA. So that's under Section H. Our  
 25 first one is COA-22-27425, 34 East 4th Street.

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

120

1 MS. KELLY: Application for COA-22-27425  
 2 is for foundation infill with pierced brick  
 3 lattice; the creation of two new window  
 4 openings on either side of the structure, which  
 5 were done after the fact; and the replacement  
 6 of all visible brick piers with a custom brick  
 7 veneer over concrete block piers, which is also  
 8 after the fact.

9 This two-story structure was originally a  
 10 duplex located in the middle of a block along  
 11 an alley surrounded by two-story structures.  
 12 This contributing structure has a  
 13 street-visible, open crawl space.

14 The applicant proposes one window opening  
 15 at the location of the interior stair landing  
 16 on the west elevation and another window  
 17 opening aligned with an existing window in the  
 18 middle of the east elevation. These locations  
 19 aren't consistent with the design of historic  
 20 structures in Springfield. And the master site  
 21 file includes a photo of the structure with  
 22 a -- what we call a stairwell window --  
 23 evidence that it was previously enclosed. The  
 24 restoration of this feature is supported by the  
 25 design guidelines and the code.

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

121

1 The new window opening on the east  
 2 elevation, which fronts an alley, is located in  
 3 the middle of the structure and aligns with  
 4 other windows vertically and horizontally. The  
 5 creation of this window does not have a  
 6 negative effect on the architectural character  
 7 of the structure.

8 Foundation infill or the crawl space  
 9 infill, as conditioned with lattice or pierced  
 10 brick that is recessed behind the outer edge of  
 11 the piers, is consistent with the design  
 12 guidelines. As such, the Department recommends  
 13 to approve with conditions of the brick  
 14 foundation screening and the two window  
 15 openings.

16 Staff conducted a site visit on  
 17 April 22nd, 2022, and noted that the historic  
 18 brick piers had been replaced with concrete  
 19 block piers. Staff was unable to assess the  
 20 condition of the historic material before its  
 21 removal. As such, the request for concrete  
 22 block piers is inconsistent with the design  
 23 guidelines.

24 The applicant had originally requested to  
 25 place brick around the visible concrete block

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

122

1 piers; however, this would have the effect of  
 2 brick piers that are out of scale with the home  
 3 and project beyond the wall plane.

4 Instead, the applicant has proposed a  
 5 custom half-inch brick veneer with a half-inch  
 6 mortar to reflect the original brick pier  
 7 design. This proposed solution to the current  
 8 appearance of the foundation piers would have  
 9 been an acceptable replacement if the piers  
 10 were deemed irreparable and structurally  
 11 unstable. But as previously mentioned, staff  
 12 was unable to assess the condition of the  
 13 feature; therefore, staff finds this request to  
 14 be inconsistent with the design guidelines in  
 15 the code and recommends denial of this request.

16 The Department recommends approval with  
 17 conditions in part and deny in part.

18 THE CHAIRMAN: Questions for staff?  
 19 COMMISSION MEMBERS: (No response.)  
 20 THE CHAIRMAN: All right. We'll open the  
 21 public hearing.

22 Is the applicant here?  
 23 AUDIENCE MEMBER: Yes.  
 24 THE CHAIRMAN: You can come on up.  
 25 (Audience member approaches the podium.)

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

123

1 THE CHAIRMAN: If you'll state your name  
 2 and address.  
 3 AUDIENCE MEMBER: Christopher Frazier,  
 4 2204 North Aft Bend, St. Johns, Florida 32259.  
 5 THE CHAIRMAN: Christopher, she will swear  
 6 you in.  
 7 THE REPORTER: If you would raise your  
 8 right hand for me, please.  
 9 MR. FRAZIER: (Complies.)  
 10 THE REPORTER: Do you affirm that the  
 11 testimony you are about to give will be the  
 12 truth, the whole truth, and nothing but the  
 13 truth?

14 MR. FRAZIER: I do.  
 15 THE REPORTER: Thank you.  
 16 MR. FRAZIER: Yes. Addressing the piers,  
 17 the original brick piers were in very bad shape  
 18 to the point where only a few held the house  
 19 up. We noticed that when we were putting the  
 20 foundation in to support the beams for the  
 21 house. When the contractor went out to the  
 22 house, he noticed that hardly any of the brick  
 23 piers were touching the house to the point  
 24 where he can grab them and move them with his  
 25 hands.

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

124

1 I have a note here from the engineer who  
 2 put in a scope of work that indicates that, "In  
 3 this case, the set of plans are designed to  
 4 indicate that" -- "the areas of the house that  
 5 were compromised due to time and  
 6 deterioration."  
 7 So, therefore, we put the block columns to  
 8 support the house, thinking we will wrap them  
 9 with the brick. So the -- with the compromise  
 10 of going a half-inch veneer with a half-inch  
 11 mortar.  
 12 THE CHAIRMAN: Okay.  
 13 COMMISSIONER KASPER: So through the Chair  
 14 to the applicant, so your structural engineer  
 15 said that the existing brick piers needed to be  
 16 replaced?

17 MR. FRAZIER: Yes.  
 18 COMMISSIONER KASPER: And that was the  
 19 letter you -- or the --  
 20 MR. FRAZIER: And the scope of work due to  
 21 the time they were there and the deterioration,  
 22 they were unsafe. Of course, back then, when  
 23 they made those piers, they didn't put the  
 24 cement foundation to have -- hold them sturdy.  
 25 The sand around the house is very loose;

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

125

1 therefore, they were moving about and began to  
 2 sink.  
 3 COMMISSIONER KASPER: Thank you.  
 4 COMMISSIONER LOPERA: Through the Chair,  
 5 was that included in the application, that  
 6 letter that you have?  
 7 MR. FRAZIER: No.  
 8 COMMISSIONER LOPERA: Can I see that  
 9 please?  
 10 MR. FRAZIER: Sure.  
 11 (Tenders document.)  
 12 COMMISSIONER LOPERA: Thank you.  
 13 THE CHAIRMAN: Any other questions for our  
 14 applicant at the moment?  
 15 You can take your time for a second, if  
 16 anybody else has questions.  
 17 COMMISSIONER MONTOYA: Question for the  
 18 applicant, through the Chair. You stated  
 19 earlier -- just to confirm -- that the -- the  
 20 existing piers that were there were actually  
 21 physically moveable? They weren't really  
 22 holding up anything at all?  
 23 MR. FRAZIER: That is correct.  
 24 The majority of them. Of course, there  
 25 were some giving support for the house, unless

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

126

1 the house would have fallen, but the majority  
 2 of them were not (inaudible) the house.  
 3 COMMISSIONER EPSTEIN: Through the Chair,  
 4 a question. When the concrete blocks were put  
 5 in and you noticed that the brick piers were  
 6 having some issues, was there not any  
 7 recommendation for how to repair those or was  
 8 it -- is it deemed entirely that they were not  
 9 sufficient anymore?  
 10 MR. FRAZIER: Yes. Verbally, it was  
 11 deemed they're not sufficient with holding  
 12 support of the house.  
 13 The brick piers were the recommendation  
 14 with the engineer to support the house because,  
 15 at that time, what -- we thought that -- the  
 16 idea was to surround the block columns with the  
 17 brick to keep the look of the historical value.  
 18 Now, unfortunately, hindsight is 20/20.  
 19 We did not discuss that with the Historical  
 20 staff beforehand, just thinking that that's  
 21 what we're going to do to keep the historical  
 22 look.  
 23 THE CHAIRMAN: All right. Any other  
 24 questions for the applicant at the moment?  
 25 COMMISSIONER LOPERA: And just so I'm

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

127

1 clear, that -- a potential solution would just  
 2 be doing the half-inch brick veneer across the  
 3 piers?  
 4 MR. FRAZIER: Yes, to wrap -- yeah, across  
 5 the piers and --  
 6 COMMISSIONER LOPERA: Thank you.  
 7 MR. FRAZIER: -- (inaudible) between the  
 8 piers.  
 9 COMMISSIONER LOPERA: Okay.  
 10 THE CHAIRMAN: All right. We will call  
 11 you back up.  
 12 Thank you.  
 13 Is anybody else here to speak on this COA?  
 14 AUDIENCE MEMBERS: (No response.)  
 15 THE CHAIRMAN: All right. With that,  
 16 we'll close the public hearing.  
 17 MS. PRYOR: (Indicating.)  
 18 THE CHAIRMAN: Oh, please. Sorry. I  
 19 missed you again.  
 20 (Ms. Pryor approaches the podium.)  
 21 MS. PRYOR: I don't get up fast enough.  
 22 THE CHAIRMAN: No, you're fine. Just  
 23 state your name and address again.  
 24 MS. PRYOR: Kim Pryor, 245 West 5th  
 25 Street.

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

128

1 I'm still good on swearing in?  
 2 THE CHAIRMAN: Yes, ma'am.  
 3 MS. PRYOR: Okay. I've been to this  
 4 particular house, and I -- I just want to make  
 5 sure that the Commission is aware of some other  
 6 things that are going on with it.  
 7 It appears to me as though all of the  
 8 windows have been replaced. They got a COA to  
 9 replace a couple and they were given  
 10 instructions on what they should be. I have  
 11 photos that I can show you where the windows  
 12 are -- they're a different size than what they  
 13 were originally and you have a mishmash of  
 14 types. You have some 1-over-1s, we have some  
 15 2-over-2s, we have some -- I think there's some  
 16 that are 6-over-1 or 9-over-1s.  
 17 So there's more going on with this  
 18 particular house than what is being presented  
 19 here today, and I think that that is important  
 20 for you guys to know, and I just wanted to  
 21 bring that up.  
 22 Thank you.  
 23 THE CHAIRMAN: Thank you.  
 24 Is anybody else here to speak on this COA?  
 25 AUDIENCE MEMBERS: (No response.)

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

1 THE CHAIRMAN: Seeing none, I'll close the  
 2 public hearing and I will entertain a motion.  
 3 COMMISSIONER KASPER: I will make a motion  
 4 to approve COA-22-27425 with all staff  
 5 conditions and no denial.  
 6 COMMISSIONER LOPERA: Second.  
 7 MS GRANDIN: (Indicating.)  
 8 THE CHAIRMAN: Please.  
 9 MS. GRANDIN: Mr. Chairman, just wanted to  
 10 clarify something. So the replaced -- the  
 11 brick foundation piers, they requested that,  
 12 but they just requested it just to have the  
 13 concrete block there. So what Ms. Kelly wrote  
 14 into the record was the half-inch veneer being  
 15 okay. So was that part of your -- was that  
 16 part of your motion?  
 17 COMMISSIONER KASPER: Yes, ma'am.  
 18 The way I read Item 3, it says, replace  
 19 brick foundation piers with brick-framed cinder  
 20 block piers. So to me, that reads thin brick  
 21 veneer on concrete block.  
 22 MS. GRANDIN: Yeah. What they actually  
 23 asked for was the full thickness of the brick.  
 24 So what Ms. Kelly and the applicant talked  
 25 about was just him slicing the brick,

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

1 basically, and making it a veneer.  
 2 COMMISSIONER KASPER: Very well. Then --  
 3 COMMISSIONER MONTOYA: So brick tile.  
 4 MS GRANDIN: Right, basically.  
 5 COMMISSIONER KASPER: Well, did we get a  
 6 second?  
 7 COMMISSIONER LOPERA: Yes.  
 8 COMMISSIONER KASPER: Okay. Then I'll  
 9 amend -- make a motion for -- I'm sorry. Do I  
 10 have to do that if it's already read into  
 11 the --  
 12 THE CHAIRMAN: No, it hasn't been voted  
 13 on. You can just withdraw and start over.  
 14 COMMISSIONER LOPERA: Just amend it.  
 15 COMMISSIONER KASPER: I'll make a motion  
 16 to amend -- what am I amending? I don't see it  
 17 here.  
 18 COMMISSIONER LOPERA: (Inaudible.)  
 19 COMMISSIONER KASPER: Sorry. I'll make a  
 20 motion to amend requested Item Number 3 to  
 21 allow concrete block piers with thin brick  
 22 veneer.  
 23 COMMISSIONER LOPERA: Second.  
 24 THE CHAIRMAN: Okay. Comments, concerns?  
 25 COMMISSIONER MONTOYA: Through the Chair,

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

1 just to -- many times -- maybe we should  
 2 also -- many times the thin brick doesn't match  
 3 the real brick, and so if it's going to stay  
 4 brick, we'd want that to look consistent, like  
 5 it will -- that's the -- that's the idea here,  
 6 so, you know --  
 7 COMMISSIONER KASPER: Through the Chair to  
 8 Commissioner Montoya, is there any existing  
 9 brick on the property?  
 10 COMMISSIONER MONTOYA: It looks like it.  
 11 COMMISSIONER EPSTEIN: That's all gone.  
 12 COMMISSIONER MONTOYA: It's gone. But you  
 13 can understand my point, right? You don't want  
 14 the brick on the pier to look different than  
 15 the brick in between the piers.  
 16 COMMISSIONER KASPER: Very valid point.  
 17 Thank you. I stand corrected.  
 18 COMMISSIONER EPSTEIN: Through the Chair,  
 19 one thing I would just like to point out,  
 20 sometimes with the veneer, it doesn't always  
 21 come with the brick corner pieces when you  
 22 actually turn a corner and you don't get that  
 23 look of a brick. And I would stipulate that  
 24 the brick needs to have that corner piece so  
 25 that it does look like it's turning the corner.

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

1 COMMISSIONER KASPER: Very well.  
 2 I will amend my amendment. So I make a  
 3 motion to amend Request Number 3 to read,  
 4 concrete block pier foundations with thin brick  
 5 veneer, complete with thin brick veneer corner  
 6 units, thin brick veneer to match pierced  
 7 brick -- infill -- what was it called --  
 8 foundation infill.  
 9 COMMISSIONER EPSTEIN: Second.  
 10 THE CHAIRMAN: Any more discussion here?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: All those in favor?  
 13 COMMISSION MEMBERS: Aye.  
 14 THE CHAIRMAN: Those opposed?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: And we can take a vote on  
 17 the motion as amended, correct, or are we good?  
 18 MS. GRANDIN: You're good.  
 19 THE CHAIRMAN: Okay. With that, you have  
 20 approved COA-22-27425.  
 21 We're going to move on to COA-22-27490,  
 22 1909 Perry Street.  
 23 MS. KELLY: Application for COA-22-27490  
 24 is for after-the-fact wholesale siding  
 25 replacement of both asbestos shingle siding and

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

133

1 historic wood siding on a contributing,  
 2 two-story, residential structure in the  
 3 Springfield historic district.  
 4 Staff conducted a site visit on  
 5 November 30th, 2021, and noted that the section  
 6 of exposed wood siding appeared to be in  
 7 repairable condition. COA-21-26669 was  
 8 approved for the replacement of the damaged  
 9 asbestos shingles with cementitious shingles  
 10 and for the asbestos and wood siding to remain.  
 11 At some point after that approval, the  
 12 asbestos and historic siding were both removed  
 13 in their entirety. The wholesale replacement  
 14 of repairable original wood siding is  
 15 inconsistent with the guidelines.  
 16 Via the administrative matrix, the  
 17 proposed removal of the nonhistoric asbestos  
 18 shingle siding can be administratively  
 19 approved, and restoration of historic  
 20 architecture features is encouraged, such as  
 21 the wood siding.  
 22 The applicant proposes the -- as a  
 23 solution to this situation, is the -- that the  
 24 replacement material be wood siding to match  
 25 the historic siding in material, size and

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

134

1 design. If the original siding was beyond  
 2 reasonable repair, this proposed replacement  
 3 product would be the most appropriate.  
 4 As the request stands, staff finds that  
 5 the request is inconsistent with the code and  
 6 the guidelines. The Department recommends  
 7 denial.  
 8 THE CHAIRMAN: All right. Questions for  
 9 staff?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: Okay. We'll open the  
 12 public hearing.  
 13 (Audience member approaches the podium.)  
 14 THE CHAIRMAN: If you would state your  
 15 name and address.  
 16 AUDIENCE MEMBER: Harpreet Singh, 1909  
 17 Perry Street, Jacksonville, Florida 32206.  
 18 THE CHAIRMAN: Harpreet, she's going to  
 19 swear you in.  
 20 THE REPORTER: If you would raise your  
 21 right hand for me, please.  
 22 MR. SINGH: (Complies.)  
 23 THE REPORTER: Do you affirm that the  
 24 testimony you are about to give will be the  
 25 truth, the whole truth, and nothing but the

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

135

1 truth?  
 2 MR. SINGH: Yes, ma'am.  
 3 THE REPORTER: Thank you.  
 4 MR. SINGH: So when I got this property in  
 5 2019, it was in a pretty bad condition, so --  
 6 the siding was bad, the roof was bad,  
 7 everything was exposed, the windows were bad.  
 8 There was brushes [sic] growing in between the  
 9 walls of this building.  
 10 So when they tried to fix it -- I mean,  
 11 this would have been a fantastic, easy fix on  
 12 the pocket as well because I would have just  
 13 replaced this and covered everything. But when  
 14 they tried to take it out, I was told that  
 15 everything was mushy or burned or -- and they  
 16 couldn't fix the asbestos because every time  
 17 they would try to take it out, it would break  
 18 in pieces, so --  
 19 And I'm a physician, so I'm not -- I was  
 20 not there. I was busy with COVID and all that  
 21 stuff. And I was fixing other historic  
 22 buildings at that time, so -- this -- from 2019  
 23 till now, it's -- it's just been continuous  
 24 progress of worsening condition of this  
 25 building.

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

136

1 Eventually, this is going to be an old  
 2 folks home. It's going to be a -- like an  
 3 assisted living facility for old people.  
 4 So all this asbestos, it kept crumbling  
 5 and -- so those people who were working there,  
 6 they just took everything out and threw it in  
 7 the -- in the garbage. And that's what I was  
 8 told, so here we are.  
 9 THE CHAIRMAN: All right. Questions for  
 10 our applicant?  
 11 COMMISSION MEMBERS: (No response.)  
 12 MR. SINGH: And there was a lot of burnt  
 13 pieces as well, sections which were burnt.  
 14 I did submit a whole bunch of pictures  
 15 showing that from the inside. And there was  
 16 some termite damage as well to the -- to the  
 17 siding, to the frame, which is all, of course,  
 18 fixed, so ...  
 19 THE CHAIRMAN: All right. Anybody have  
 20 questions?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: We'll call you back up if  
 23 we need you.  
 24 MR. SINGH: Thank you very much.  
 25 THE CHAIRMAN: Thank you.

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

1 Does anybody --

2 MS. KELLY: Through the Chair, we did

3 receive -- it was for a different COA. This

4 house, like he said, has had a lot of work, so

5 we have other COAs for them that have been

6 approved. And we do have pictures. I thought

7 this was about the windows previously, so I

8 didn't include this with them, but they do show

9 some charred pieces of wood from the interior.

10 And the applicant has been working in good

11 faith with us. We think maybe the project

12 manager was out sick for a little bit and some

13 work happened in their absence, so -- and

14 that's maybe how this happened, so ...

15 THE CHAIRMAN: All right. Is anybody else

16 here to speak on this COA?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: All right. With that,

19 we'll close the public hearing and I'll

20 entertain a motion.

21 COMMISSIONER LOPERA: I've got a question.

22 Through the Chair, the applicant mentioned

23 that they would -- it would be okay with going

24 back with wood siding?

25 MS. KELLY: Uh-huh.

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

1 MS. KELLY: Through the Chair, it's all

2 gone. So that's why these after-the-fact ones

3 are kind of tricky because --

4 COMMISSIONER LOPERA: And the wood siding

5 currently is the -- the one in the diagonal

6 shape?

7 MS. KELLY: Right now there's just the

8 wood underlayment and then that -- the plywood

9 on top.

10 COMMISSIONER LOPERA: Okay.

11 COMMISSIONER MONTOYA: It's either

12 existing sheathing or new plywood sheathing,

13 right? And some Tyvek.

14 I mean, it's sort of a predicament,

15 really. Through the Chair, just as part of the

16 discussion, there is no siding on the house,

17 there is no recovery of existing material, so

18 we -- we are in a situation where something is

19 going to have to be put on the home.

20 The broader question is one that can't be

21 answered, I guess, you know, like, what -- what

22 do we do in a situation like this? Because

23 it's an after-the-fact COA, but there's no

24 recovery of the materials that were lost or any

25 way to evaluate them. I guess that's a

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

1 COMMISSIONER LOPERA: So if we deny this,

2 will they still be able to go back with wood

3 siding or do they come back for a new

4 application?

5 MS. KELLY: That's a great question.

6 Probably -- I'm guessing you would just do

7 an approve with conditions and make the

8 condition be the wood siding.

9 COMMISSIONER LOPERA: Okay.

10 COMMISSIONER KASPER: But -- through the

11 Chair, isn't it -- we treat this as if it came

12 in the first time. So what he's doing is he's

13 asking to put new siding on this home. Staff's

14 position is that the original siding is

15 adequate and it does not need to be replaced,

16 just like if it was an original window, it did

17 not need to be replaced.

18 So I think what we're potentially

19 reviewing is, are we going to allow new wood

20 siding in lieu of the existing asbestos siding

21 that was in the pictures and/or the original

22 wood siding that was underneath the asbestos

23 siding.

24 COMMISSIONER LOPERA: Through the Chair,

25 the asbestos is gone, correct?

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

1 rhetorical question.

2 COMMISSIONER EPSTEIN: Through the Chair,

3 when something is moved from a historic

4 building through NPS, they make you go back and

5 replace it with a -- you know, a similar item.

6 Is that something that staff would recommend as

7 well here?

8 MS. KELLY: Through the Chair, yes, it is.

9 Honestly, that's probably the best

10 solution, like, reasonably and realistically

11 that we come up with. And I believe when we've

12 spoken with the applicant that they were okay

13 with that, to do wood siding to match as much

14 as possible the documentation that we do have

15 of the historic siding.

16 COMMISSIONER MONTOYA: Well, through the

17 Chair, just a question to the group. The

18 approval of this -- the denial -- the

19 recommendation from staff for denial, it seems

20 like a point of -- making a point of a

21 situation, that it needs to be on record that

22 it's denied, and then after the fact something

23 needs to be done to side the house, right?

24 Something needs to be done to get siding on the

25 house because that's a separate matter, so I --

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

141

1 my vote would be to agree with staff and deny  
2 the application and then take it from there.  
3 I think the next thing that I would say  
4 that should be on record is -- this is a  
5 message for the people in the historic  
6 districts who are in attendance tonight. We've  
7 heard another -- it can't be confirmed or  
8 denied, but speculation about another home in  
9 the neighborhood. And when you see things like  
10 this going on, these are the things that need  
11 to be reported to staff earlier, not this late  
12 in the game so that it could be stopped.  
13 Maybe it was very well what Ms. Kelly said  
14 earlier, that the boss was out of town and the  
15 staff was acting on their own. But as a  
16 community, we have to work together to see that  
17 these things don't happen as much as possible  
18 so that we don't lose our historic fabric, so  
19 that we don't lose the structures in our  
20 neighborhoods and communities.  
21 COMMISSIONER LOPERA: Through -- go ahead.  
22 MS. GRANDIN: Through the Chair to the  
23 Commission, if you deny the application, then  
24 they can't come back and ask for the same  
25 thing. So what I just understood from the  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

142

1 staff was that at first they came in and were  
2 requesting Hardiboard siding and the staff said  
3 no because it's an after-the-fact problem here;  
4 it needs to be wood siding.  
5 So I think if you approve it with the  
6 condition that it's wood siding with the same  
7 profile that -- whatever they -- the research  
8 determines is -- I mean, that's the best thing  
9 you can do. Otherwise, it's going to be a  
10 house with no siding.  
11 COMMISSIONER LOPERA: So back to  
12 Commissioner Montoya's point, we will not be  
13 able to put on record that we denied -- that  
14 someone can read the minutes and see that we  
15 all would deny it.  
16 THE CHAIRMAN: But let me -- this seems  
17 like two different means to the same end,  
18 right? Because, I mean, even if we deny it,  
19 there's going to be siding on that house  
20 eventually. It's got to go somewhere. I  
21 mean --  
22 COMMISSIONER LOPERA: But would they  
23 legally be able to come back?  
24 MS. GRANDIN: No.  
25 THE CHAIRMAN: No, it would just be -- it  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

143

1 would be deemed -- this gets taken care of  
2 elsewhere, not --  
3 MS. GRANDIN: Okay. So for res judicata,  
4 you can't come back, ever, to ask for the same  
5 thing again. You could come back a year later  
6 and ask for something else. So it really would  
7 be -- I mean, you can go on record and say this  
8 was a really bad thing to do, and deny the --  
9 because their request was for Hardie siding, so  
10 you can deny that but say, we're going to  
11 approve it if it's wood siding -- you can even  
12 say what kind of wood, if you want to make it  
13 cypress or whatever, as long as it's got the  
14 same profile and whatever -- it probably was  
15 cypress back then.  
16 You could condition it that way, and  
17 that's -- I mean, that's a lot more expensive  
18 than Hardiboard siding.  
19 COMMISSIONER KASPER: So through the Chair  
20 to the Commission, I'm not a super fan of being  
21 punitive and saying it has to be wood only when  
22 we would normally approve Hardie siding. And  
23 we are in Florida and we're kind of setting  
24 them up for failure to cover the entire  
25 building with wood that is not old. I forget  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

144

1 what the term is, like --  
2 COMMISSIONER LOPERA: Seasoned?  
3 COMMISSIONER KASPER: I don't know. I  
4 guess back in the day when wood was better. So  
5 I would be moving in the direction of allowing  
6 the Hardie, which is in all the other  
7 buildings.  
8 COMMISSIONER LOPERA: Well --  
9 THE CHAIRMAN: We have no motion on the  
10 table at the moment, so --  
11 COMMISSIONER LOPERA: I'm going to make a  
12 motion to -- I'm not amending. I'm just making  
13 a motion to approve COA-22-27490 with new  
14 siding, which can be either wood or Hardie  
15 panel, lap -- horizontal lap siding, per  
16 standard staff conditions.  
17 COMMISSIONER KASPER: Second.  
18 THE CHAIRMAN: Any other discussion?  
19 COMMISSIONER LOPERA: I really don't like  
20 the fact that the siding was removed, the  
21 original was removed, for the record.  
22 COMMISSIONER MONTROYA: And, again, through  
23 the Chair, it should be stated that this is not  
24 precedent-setting. These are things that we  
25 all need to recognize and work to report so  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

145

1 they don't happen more.  
 2 THE CHAIRMAN: All right. All those in  
 3 favor?  
 4 COMMISSION MEMBERS: Aye.  
 5 THE CHAIRMAN: Those opposed?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: Hearing none, you have  
 8 approved COA-22-27490.  
 9 And we're going to backtrack. Next on our  
 10 docket, COA-22-27456, 1900 Wambolt Street.  
 11 MS. KELLY: Application for COA-22-27456  
 12 is for the demolition of the Ford Motor Company  
 13 assembly plant, a locally designated landmark,  
 14 LM-03-09, under Ordinance 2003-1267.  
 15 Per the designation report, the structure  
 16 meets five of the seven designation criteria.  
 17 The structure was built in 1924. Albert Kahn,  
 18 one of America's most notable industrial  
 19 architects, designed both the original plant  
 20 and the 1926 addition. Two rail tracks entered  
 21 the plant from the west to receive freight from  
 22 ships or to deliver automobiles. The original  
 23 plant was designed to produce 125 automobiles  
 24 per day. By 1926, the plant was expanded to  
 25 produce 200 cars per eight-hour day.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

146

1 Initially, the plant was used to make  
 2 Model Ts, but began production of the Model A  
 3 in 1928. The plant was one of the largest in  
 4 the southeast and remained in operation until  
 5 1932. After that, it was used as a parts  
 6 distribution center for the state. Henry Ford  
 7 was directly involved with the planning and  
 8 operation of the Jacksonville plant.  
 9 The applicant has documented that the  
 10 bulkhead is failing and needs to be replaced.  
 11 During repair, it is anticipated that the  
 12 landmark structure will collapse. The owner  
 13 would like to demolish the entire structure and  
 14 repurpose the site for an industrial waterfront  
 15 use.  
 16 Staff considered the Secretary of the  
 17 Interior standards for rehabilitation and the  
 18 ordinance code criteria found in Section  
 19 307.106(n). The following is staff's analysis:  
 20 The Secretary's standards for rehabilitation  
 21 are not oriented towards demolition. The only  
 22 guidance they offer relates to the preservation  
 23 and restoration of structures. As such, the  
 24 proposed demolition would run counter to the  
 25 intent of the standards.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

147

1 A site visit was conducted on May 5th,  
 2 2022. Significant damage to the bulkhead,  
 3 foundation and structure is visibly evident.  
 4 Brickwork on the warehouse portion closest to  
 5 the river is falling down and all of the steel  
 6 framing is thoroughly rusted, resulting in  
 7 structural failures throughout the immense  
 8 space.  
 9 The office/administration/showroom portion  
 10 of the building closest to the railroad line on  
 11 land is in much better condition. In general,  
 12 staff believes that the production portion of  
 13 the building is likely beyond restoration, but  
 14 finds that the restoration of the front office  
 15 space and the showroom portion is possible.  
 16 The Ford plant used the assembly line  
 17 process and produced the Model T and its  
 18 replacement, the Model A. At the time of  
 19 construction, Albert Kahn's design of the  
 20 Jacksonville plant was regarded as  
 21 state-of-the-art. The design allowed for  
 22 boxcars loaded with parts to enter one side of  
 23 the plant and then exit with finished  
 24 automobiles. He designed motorized windows  
 25 that were angled to catch prevailing breezes to  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

148

1 maximize airflow to the interior. Bathrooms  
 2 were built into the trusswork above the floor  
 3 to maximize floor space for production.  
 4 Albert Kahn's design was an outstanding  
 5 example of the modern industrial building and  
 6 its use of concrete glass and steel embodies  
 7 modern architecture. As such, even in its  
 8 current condition, the structure remains  
 9 historically and architecturally significant  
 10 and would be a challenge to reproduce, a big  
 11 challenge.  
 12 The Ford plant is not important to the  
 13 ambience of the historic district because it is  
 14 located outside of the boundaries of a locally  
 15 designated historic district; however, it  
 16 appears to be the last remaining assembly plant  
 17 of its kind in the state.  
 18 The property owner intends on combining  
 19 the 14.6-acre subject site with an adjacent  
 20 8.8 acres to create a contiguous 23.4-acre  
 21 waterfront property.  
 22 The entire portion of land has a land use  
 23 designation of the Water Dependent/Water  
 24 Related, WD/WR, and a zoning classification of  
 25 the Industrial Waterfront, IW.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

149

1 The property also lies entirely within the  
 2 Industrial Sanctuary. Per the comprehensive  
 3 plan, areas identified as Industrial Sanctuary  
 4 shall not be converted to nonindustrial land  
 5 uses.  
 6 The applicant has submitted that these  
 7 designations are some of the reasons why the  
 8 current landmark structure is not capable of  
 9 earning reasonable economic return on its  
 10 value. Information submitted by the applicant  
 11 states that the owner has investigated the  
 12 feasibility of designing a reuse for the  
 13 existing 165,000-square-foot building that  
 14 would be consistent with recently permitted  
 15 large-building-footprint construction in the  
 16 Jacksonville marketplace. Such projects  
 17 include dock height transportation logistics  
 18 transfer facilities, local distribution product  
 19 warehouses, high-stacked modular storage  
 20 facilities, big box retailers and office  
 21 buildings.  
 22 The applicant feels that the existing Ford  
 23 plant building is not a candidate for adaptive  
 24 reuse to any of those contemporary indoor uses  
 25 because residential, retail, commercial use and  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

150

1 office buildings are not permitted within the  
 2 Water Dependent/Industrial Sanctuary and  
 3 proximity to the deep-water channel of the  
 4 river demands a port-related use. As such, it  
 5 is the intent of the owner to prepare the site  
 6 for an appropriate marine industrial use.  
 7 Given the fragility and immense size of  
 8 the structure, relocation is not a feasible  
 9 alternative.  
 10 The applicant has provided letters from a  
 11 structural engineer and an architect which  
 12 discuss the current condition of the bulkhead  
 13 and structure. Both letters contend that  
 14 structural failure is imminent if the bulkhead  
 15 is repaired and repair is necessary under any  
 16 development scenario.  
 17 Having visited the site, staff agrees that  
 18 the bulkhead and foundation have significant  
 19 damage and the steel frame of the structure is  
 20 already collapsing in places.  
 21 While the production/warehouse portion of  
 22 the building may be beyond repair, the  
 23 Department finds that the administrative  
 24 office/showroom area appear to be fit for  
 25 restoration.  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

151

1 Staff suggests that the owner consider  
 2 either a partial demolition with restoration of  
 3 the street-facing showroom portion of the  
 4 structure or perhaps a Historic American  
 5 Buildings Survey recording to thoroughly  
 6 document the site and mitigate the negative  
 7 effects demolition would have on the city's  
 8 historical and architectural resources.  
 9 Staff finds that the request for  
 10 demolition is inconsistent with Section 307.106  
 11 and the Secretary's standards. The Department  
 12 recommends denial.  
 13 This concludes the staff report. I  
 14 believe the applicant is here as well.  
 15 THE CHAIRMAN: All right. Questions for  
 16 staff?  
 17 COMMISSIONER LOPERA: Yes. Through the  
 18 Chair, the reports by the engineer and the  
 19 architect mentioned a lot of other reports  
 20 dating back to 1975, mentioned an appendix,  
 21 mentioned a report by WBCM, which is another  
 22 civil engineering firm. Do you have access to  
 23 any of those reports? It was not included in  
 24 the application.  
 25 MS. KELLY: Through the Chair, I don't  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

152

1 believe so. I haven't seen them. It's  
 2 possible somewhere in our department that they  
 3 exist, but no.  
 4 COMMISSIONER LOPERA: Okay. Thank you.  
 5 THE CHAIRMAN: Any other questions for  
 6 staff?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: All right. We'll open the  
 9 public hearing. And I presume the applicant is  
 10 here.  
 11 (Audience member approaches the podium.)  
 12 AUDIENCE MEMBER: Good evening.  
 13 Jim Gilmore, 208 North Laura Street,  
 14 Suite 710.  
 15 THE REPORTER: If you would raise your  
 16 right hand for me, please.  
 17 MR. GILMORE: (Complies.)  
 18 THE REPORTER: Do you affirm that the  
 19 testimony you are about to give will be the  
 20 truth, the whole truth, and nothing but the  
 21 truth?  
 22 MR. GILMORE: I do.  
 23 THE REPORTER: Thank you.  
 24 MR. GILMORE: Mr. Chairman, members, thank  
 25 you very much for allowing us to come and  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 discuss this project with you tonight.  
 2 I'd like to first, if I may, introduce the  
 3 team that's with us tonight that will be here  
 4 to answer specific questions you may have and  
 5 to discuss in specificity the recommendations  
 6 of the Planning Department.  
 7 First off --  
 8 COMMISSIONER KASPER: I think we're going  
 9 to give you adequate time, so if you could  
 10 speak a little bit slower for the reporter --  
 11 MR. GILMORE: Oh, okay.  
 12 COMMISSIONER KASPER: -- that would be  
 13 nice.  
 14 MR. GILMORE: I appreciate that.  
 15 I'm here with my colleague Taylor Mejia.  
 16 We're with The Southern Group, which is a  
 17 statewide lobbying and economic development  
 18 group and we've been working with the property  
 19 owners, Amkin, to examine taking the property  
 20 and turning it into a ship repair facility and  
 21 increasing investment and creating jobs in  
 22 Jacksonville.  
 23 Amkin is the property owner. They  
 24 purchased the property in February of 2015.  
 25 Ramon Llorens is the president and CEO of  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Creek and is also working on the Emerald Trail.  
 2 The property owner is developing this  
 3 property in accordance with that Industrial  
 4 Sanctuary designation and the land use for  
 5 Industrial Waterfront. And in that regard, you  
 6 may have heard many months ago the announcement  
 7 of Fincantieri, the large Italian ship repair  
 8 and building company, coming to Jacksonville.  
 9 This was a public/private partnership between  
 10 the State and the City and Fincantieri to  
 11 establish a major ship repair facility here to  
 12 take care and maintain and repair the ships of  
 13 the U.S. Navy along the East Coast and in  
 14 Mayport.  
 15 As part of that -- and the Fincantieri  
 16 company has committed to enter into a  
 17 subcontract with the ship repair company that  
 18 Amkin is currently finalizing lease  
 19 negotiations with. That is an absolute firm  
 20 commitment to develop this property.  
 21 Unfortunately, the property has got to be clear  
 22 for that to happen. But when that does occur  
 23 and that property is developed, it will  
 24 increase another -- at least 300 new jobs in  
 25 our community and move to cement our place in  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 Amkin. They are a large Spanish construction  
 2 firm, one of the largest in the world, and they  
 3 also have serious real estate holdings in  
 4 Jacksonville, including the TIAA bank building  
 5 and other large real estate holdings.  
 6 With us tonight is Mr. Sonny Redmond, who  
 7 is the property asset manager for Amkin for  
 8 this property here in Jacksonville.  
 9 We also have with us Mr. Mike Saylor, who  
 10 will be coming before you to talk specifically  
 11 about the recommendations from the Planning  
 12 Department. Mike is a land development  
 13 consultant that's been involved in many, many  
 14 land developments around this entire region for  
 15 many, many decades. And as many of you know,  
 16 he is also a former director of the City of  
 17 Jacksonville's Planning Department and has been  
 18 involved in many studies relating to this  
 19 property.  
 20 We also have Mr. Ed Morales with us. Ed  
 21 is president of Morales Consulting Engineers,  
 22 one of the leading waterfront structural  
 23 engineers in our city. Among other things,  
 24 he's the current design/build engineer for the  
 25 City of Jacksonville as it relates to McCoy's  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 repairing and maintaining U.S. Navy ships along  
 2 the East Coast.  
 3 So it's a -- unfortunately, a clean site  
 4 is necessary to support this work and we  
 5 certainly recognize the historic nature of it.  
 6 And if I may, I'd like Mr. Mike Saylor to  
 7 please come forward and talk about the  
 8 specifics of that.  
 9 THE CHAIRMAN: Thank you.  
 10 (Mr. Saylor approaches the podium.)  
 11 THE CHAIRMAN: State your name and  
 12 address.  
 13 MR. SAYLOR: Hi. I'm Mike Saylor.  
 14 Address is 12581 Sawpit Road, Jacksonville,  
 15 Florida.  
 16 THE REPORTER: If you would raise your  
 17 right hand for me, please.  
 18 MR. SAYLOR: (Complies.)  
 19 THE REPORTER: Do you affirm that the  
 20 testimony you are about to give will be the  
 21 truth, the whole truth, and nothing but the  
 22 truth?  
 23 MR. SAYLOR: Yes, I do.  
 24 THE REPORTER: Thank you.  
 25 MR. SAYLOR: Is there a way to position  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

157

1 myself so this thing doesn't break up and then  
2 lose something important?

3 THE CHAIRMAN: No.

4 MR. SAYLOR: No.

5 I do have a question for you all. You  
6 have that slide show up there. It's on the  
7 screen. Do you have that before you?

8 THE CHAIRMAN: We do.

9 MR. SAYLOR: Okay. You all have those  
10 slides. Okay. I brought a handout to give to  
11 you all. If you want them, you can have them.

12 I wasn't sure that you had those photos.  
13 I took those photographs, and the reason I took  
14 them is I shot -- I did a photo shoot on the  
15 site March 22nd of this year, eight weeks ago.  
16 You will have seen on social media possibly and  
17 even in the staff report a lot of photographs  
18 that show the plant in much better shape than  
19 it was eight weeks ago.

20 I've been involved in this property for 20  
21 years. I've worked for three different  
22 property owners, including the current. It has  
23 declined at an accelerating rate I will say. I  
24 had not been on the property for a couple of  
25 years. I went back out there possibly in

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

158

1 February, and I was a bit surprised that -- the  
2 fact that --

3 You've got photographs here showing the  
4 corners of the building collapsing away from  
5 the steel framework. Some of that is a  
6 function of the bulkhead. There's been  
7 discussion about the bulkhead collapsing and  
8 bringing the building with it. Well, there's  
9 evidence of that. There's a photograph in  
10 there that shows two of the easterly corners of  
11 the building coming down as the bulkhead falls  
12 into the river. We're hoping to forestall  
13 that, but we are also here to request  
14 permission to demolish the entirety of the  
15 building.

16 Staff has come back with a suggestion that  
17 perhaps the -- the front portion -- we measured  
18 it out -- is 8,000 square feet. It's the old  
19 showroom and administrative offices of the --  
20 the plant facility, that -- perhaps that  
21 8,000 square feet could be restored to perhaps  
22 a Class B or Class A office space. First time  
23 we'd heard that, I -- it's not the first time I  
24 heard that idea. Let's say that. I think that  
25 idea has been kicked around a bit recently.

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

159

1 So that was on the table for us. Part of  
2 the -- the staff report recommends that that --  
3 that's one of the options. There's another  
4 option that we like a lot, and that is that  
5 perhaps the owner -- if a permit is issued, to  
6 demolish the entirety of the building, that we  
7 would conduct an American Buildings Survey  
8 under the -- the guidelines of the National  
9 Park Service, that would become, I presume, a  
10 documentary presentation, probably a static --  
11 static display in some museum or some landmark  
12 building where the public would actually have  
13 access to the history, the written and  
14 photographic history.

15 The guidelines, by the way, of the  
16 National Park Service are extremely rigid. And  
17 if that survey were conducted -- which, by the  
18 way, Amkin has -- has already agreed that they  
19 will do that if -- if we move on and take the  
20 entire building down, they'll do the survey,  
21 they'll -- they'll commission that survey in  
22 coordination with the City, Park Service, will  
23 get a historic architect or a historic writer  
24 to produce that documentary. So that's -- you  
25 know, that's on the table. But we are here

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

160

1 to -- to press you-all for permission -- for  
2 the approval to seek a demolition permit.

3 Back to the notion of turning the front  
4 part of the building into 8,000 square feet of  
5 Class A office space, that's -- yeah, that is  
6 doable. Anything is doable with a blank check.

7 When I heard that option, I immediately  
8 talked to our architect of record, Ted Pappas,  
9 who's got a -- who's got his letter in the  
10 record. I asked Ted what he thought of the --  
11 that notion. And I gave him some assumptions.  
12 And together -- again, this would be -- for the  
13 record, this would be hearsay because we don't  
14 have documentation, but, you know, we -- we're  
15 always good at throwing out estimates or  
16 numbers or guesstimates, if you will.

17 I threw out the first number. I said,  
18 "What do you think of \$600 a square foot?" And  
19 he said, "I think that might get you there, but  
20 it scares me." Six hundred dollars a square  
21 foot. It doesn't scare me. I just spent \$92 a  
22 square foot remodeling a bathroom. So I -- I  
23 know costs and labor can go out through the  
24 ceiling, and we've got some pretty high  
25 ceilings to deal with here.

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

161

1 There's a photograph sitting up there on  
2 the screen, the suspended lavatory with a  
3 sagging truss. That's kind of interesting. It  
4 just caught my eye. When I was out there  
5 taking that photograph, it didn't catch -- I  
6 didn't catch the fact that that -- those are  
7 elevated lavatories because they -- they didn't  
8 have, say, modern plumbing. Everything had to  
9 be above grade. The rest rooms were in those  
10 elevated rooms or buildings. And that one is  
11 collapsing. It's bringing the roof truss down  
12 with it. I didn't recognize that until I was  
13 Photoshopping the photo. And so that's just  
14 a -- sort of indicative of what we're dealing  
15 with there.

16 The building is coming down on its own.  
17 We'd like to -- to accelerate that because  
18 there is an alternative plan. Amkin has  
19 already spent approximately \$11 million buying  
20 the property, assembling the adjoining  
21 property, and -- and restoring the bulkheads  
22 because they have a specific intent.

23 (Noise interruption.)

24 THE CHAIRMAN: I'll tell you what, if we  
25 can pause for just a second.

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

162

1 (Brief pause in the proceedings.)  
2 THE CHAIRMAN: I think we're good.  
3 MR. SAYLOR: So Amkin has already, to  
4 date, spent -- the acquisition of the property,  
5 acquiring additional properties around it,  
6 assembling land to do -- obviously, you know,  
7 economy of scale being a factor, it's his  
8 intent to do a -- an industrial use within the  
9 Industrial Sanctuary of the city of  
10 Jacksonville.

11 The only district we're in -- we're not in  
12 the historic district. We're in an Industrial  
13 Sanctuary district. That legislation of the  
14 City Council has been in place since 2007;  
15 strongly encourages and, in fact, prohibits  
16 residential development.

17 One of the -- one of the -- the -- I guess  
18 the -- the predecessors to that ordinance was  
19 the fact that -- this property was at one time  
20 proposed by a fellow out of Atlanta for a  
21 project called Assembly Lofts. They were going  
22 to turn it into a Faneuil Hall type of  
23 development that you would see in Boston, a  
24 combination of Festival Marketplace and  
25 residences -- high-end residences. It never

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

163

1 penciled out. It -- financially, it failed.

2 Actually, every -- I've looked at the site  
3 with probably a dozen potential investors,  
4 and -- and in every case either the building  
5 itself was not functional for their use or it  
6 didn't pencil out. The only thing that pencils  
7 out is to have a flat site that can be used as  
8 a -- essentially, a shipyard where everything  
9 is done on a per-contract basis.

10 They set up their workshops alongside the  
11 pier or -- or the back side of the pier. They  
12 bring ships alongside, they bring ships up on  
13 dry dock or -- or on cranes. They bring them  
14 into a dry dock and they work on them with  
15 mobile workshops and mobile office space. They  
16 don't put their staff -- their support staff in  
17 Class A space on the pier. They do like  
18 Crowley does; they put all their administrators  
19 and -- and office people in the suburbs, in an  
20 office building where they belong, and they  
21 keep all the skilled labor up on the  
22 waterfront.

23 That's the intent. That's the model.

24 And -- and that's -- frankly, that's the model  
25 since the first time I did a plan. First time

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

164

1 I did a plan for this site, we were going to do  
2 a -- basically, a -- it wasn't going to be a  
3 shipyard -- not construction. It was going to  
4 be demolition of ships, barges, and railroad  
5 cars. And that deal collapsed because, again,  
6 we had to have mobility across the site to move  
7 cranes and -- and heavy equipment and stockpile  
8 materials, and the building just didn't work  
9 for us on that. So we've got a -- you know,  
10 we -- we've got an issue with the idea of  
11 office space.

12 As an aside, we're really not -- we're --  
13 we didn't approach this from the standpoint of  
14 trying to prove to you economic feasibility,  
15 but the \$600 a square foot is actually, we  
16 think, a midpoint number. It probably goes up  
17 from there.

18 And I wouldn't just take myself or an  
19 architect's word on that, so I verified it back  
20 with somebody who's doing historic restoration  
21 of an institutional building in Jacksonville  
22 right now, and he told me \$600 sounded about  
23 right as a budget number, but don't count on  
24 hitting it unless you get lucky. That's not a  
25 basis for moving forward with a -- a project as

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

165

1 risky as restoring this building.  
2 In 2004, my firm, a consulting firm here  
3 in Jacksonville, was engaged by the Planning --  
4 Planning Director, under funding provided by,  
5 at that time, District Council Member Pat  
6 Lockett-Felder, to do a revitalization study of  
7 this entire neighborhood, basically from the  
8 Mathews Bridge all the way up to the Jaxport  
9 offices from the water's edge back to MLK,  
10 Martin Luther King Boulevard, as a  
11 redevelopment -- a comprehensive redevelopment  
12 plan, but with this building as sort of the --  
13 you know, the -- the centerpiece that was going  
14 to stimulate the redevelopment.

15 I was given a laundry list of  
16 subcontractors to hire, and I did. And I  
17 managed those folks. And I hired a nationally  
18 recognized firm that had just completed doing  
19 the redevelopment plan for Cecil Field, Cecil  
20 Commerce Center, and -- and they did a  
21 comprehensive market analysis of the area, the  
22 study area, and specifically their pro forma  
23 analysis on the Ford building. And I've got a  
24 couple of quotes. I can provide you the study,  
25 but the City has it. The City actually

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

166

1 accepted it, and it's -- it's in the library.  
2 Two quotes. These are important as you're  
3 considering what I'm asking for, and -- and  
4 it's an excerpt. It's an excerpt, but -- I'm  
5 not cherry-picking, it's just an excerpt.

6 "As such, it is unreasonable to consider a  
7 private investor would undertake the expense of  
8 redeveloping the Ford assembly plant site for  
9 office utilization."

10 This is after, like, ten pages of analysis  
11 of why the market for office is flat in  
12 downtown. And we all know that, we live here.  
13 Nothing's changed about that in 2007 -- 2022.

14 There's another recommendation. "Given  
15 the results of the financial feasibility and  
16 market analysis, that we" -- RKG Associates out  
17 of Cambridge -- "would be most reasonable to  
18 continue the use of the Ford assembly plant  
19 site as industrial with an effort to mix more  
20 profitable flex space with industrial space  
21 over the near term."

22 Now, we all know that 20 years ago flex  
23 space was the -- was all the rage. And  
24 basically, if you -- if you extrapolate that,  
25 that's exactly what I'm asking for. We want to

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

167

1 have -- we want to have the flexibility of a  
2 clear, flat site to be able to bring in  
3 whatever we need to support a ship repair or  
4 maritime industrial activity.

5 There's a photograph -- I didn't put the  
6 photograph in my slide show, but they put it on  
7 their -- on their report to you -- of people  
8 standing in front of the building when it was  
9 in -- in activity, 2000 -- or 1925 or '26.

10 I've never counted the number of people in  
11 the photograph. It's pretty high resolution,  
12 you could, but the history reports that there  
13 were 700 people employed in that plant at that  
14 point in time. And it looks like that could  
15 easily be 700 people in the photograph.

16 The point being, we have an opportunity  
17 here. We have a growing port activity in  
18 Jacksonville. We are short on port land. We  
19 have the opportunity to create jobs. And at  
20 the moment, I believe Amkin has a -- either a  
21 hard or -- or handshake agreement from a  
22 subcontractor who will locate on the site with  
23 a 100-person first surge of personnel. And,  
24 obviously, as contracts build, as -- as  
25 business builds, more jobs.

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

168

1 Our government is all about job creation  
2 anymore [sic], and this is a great market for  
3 port-related activity, and so that's -- that's  
4 really the game plan. That's --

5 You know, we have a use. We're not  
6 planning to put Faneuil Hall on top of our  
7 waterfront. And, obviously, this owner is  
8 spending the money in that direction. He's --  
9 you know, he's already got 11 million into it.  
10 He's probably got another 20 million  
11 programmed. The bulkheads themselves are only  
12 about a third of the way done, so he's looking  
13 at probably another \$20 million to finish the  
14 bulkhead, and he's -- he's moving ahead with  
15 it. It's already permitted.

16 I'm going to stop there and let you ask  
17 questions. And if you don't have questions,  
18 I've got about 45 minutes more stuff.

19 And if you don't have questions -- I'll  
20 tell you what I am going to do. I want to  
21 address in the -- in the staff report --  
22 because there are a couple of things that are  
23 referenced and were stated here as reasons why  
24 the -- the staff has recommended denial.

25 And I've been around long enough to  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

169

1 recognize a soft denial when I see one, so I  
2 was going to give a soft rebuttal, but then  
3 Ms. Grandin brought up the res judicata thing  
4 and it kind of scared me because I've -- I've  
5 heard that used as a reason to keep you from  
6 coming back. We're not -- we don't plan to  
7 come back, we don't want to come back, we want  
8 to get this over with.

9 The criteria by which we're being  
10 recommended for denial -- one of the two, the  
11 Secretary of Interior standard for  
12 rehabilitation doesn't include a -- an approach  
13 for demolition. We're not given an option  
14 under the Secretary's guidelines, but that's  
15 not really important to you and this board  
16 because you are governed by local ordinance.

17 Section 307 of the Land Development Code,  
18 the ten criteria that are listed in the -- in  
19 the report, under 307.106, ten criteria, it's  
20 the criteria that are important in rendering a  
21 decision. There are ten. I'm going to run  
22 through them real fast.

23 Historic or architectural significance of  
24 the building. We can see that.

25 Now, I, privately, would argue with you --

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

170

1 COMMISSIONER KASPER: Through the Chair,  
2 I'm not sure if I'm allowed to interrupt, but I  
3 believe the building has already been  
4 designated a landmark. So the discussion of  
5 the ten points, I don't see it --

6 MR. SAYLOR: Oh, we concede the fact that  
7 it's historically significant and it is a  
8 landmark.

9 One of the owners I worked for asked for a  
10 landmark. And I can tell you the motivation  
11 there. It was about tax credits and  
12 transferrable tax credits. I don't believe he  
13 understood what he was getting into when he did  
14 that, but that's neither here nor there. It's  
15 designated. It was eligible and it's now a  
16 landmark. So we're asking for, obviously, a --  
17 an override on that.

18 So we concede item number 1 or criteria  
19 number 1 --

20 THE CHAIRMAN: So real quick, I'm going  
21 to -- real quick. Do we have other people to  
22 speak as well?

23 MR. SAYLOR: I'm sorry?

24 THE CHAIRMAN: Do you have other people to  
25 speak on y'all's team as well?

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

171

1 MR. SAYLOR: Sonny Redmond is here. He's  
2 part of one of the ownership groups, yeah.

3 THE CHAIRMAN: Okay.

4 MR. SAYLOR: I think he's got some  
5 personal knowledge on that. And he -- you  
6 know, you can ask him questions. He either  
7 knows the answer or not.

8 THE CHAIRMAN: Well, I'm going to give you  
9 about another, like, minute or two, but we've  
10 got to wrap it up and move on to the next  
11 speaker.

12 MR. SAYLOR: Sure. I just want to run  
13 through the criteria because this is the  
14 important part of the deal.

15 So I'm going -- on Page 4 of 7 of your  
16 staff report, we concede item 1. It says  
17 it's -- it's architecturally significant, yes.  
18 The importance of the building to the ambiance  
19 of the district. We're not in a district. The  
20 only district we're in is -- we're in an  
21 industrial sanctuary, but not a historic  
22 district.

23 Item Number 3, difficulty of reproducing  
24 a -- such a building or structure because of  
25 its design, texture, material. None of those

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

172

1 things are available. You know that the --  
2 that the skills of the artisans who built that  
3 building do not exist anymore. The windows  
4 alone could not be replicated by anyone, and  
5 they're not available in a catalog.

6 Number 4, whether the structure is one of  
7 the last remaining examples of its kind. You  
8 know, this -- this building was built off a set  
9 of definitive drawings. It is essentially a  
10 prototype that was copied all over the country,  
11 but -- at the same time one was built, one was  
12 built in Memphis, one was built in Charlotte.  
13 Test of time -- Charlotte was occupied the  
14 entire time and it is still occupied today.  
15 It's been restored and it's the Festival  
16 Marketplace that's thriving in Charlotte. Ours  
17 was not occupied for at least 60 years, and --  
18 and the one in Memphis was torn down about five  
19 or six years ago. It was a landmark too.

20 Whether it's one of the last remaining  
21 examples in the county or region. Well, I  
22 consider Charlotte to be a region. If you need  
23 to see the building, you can drive to  
24 Charlotte. It's only a six-hour drive.

25 Item Number 5, there are definite plans

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

173

1 for reuse of the property. Yes, I just gave  
2 them to you.  
3 MS. GRANDIN: Wait a minute --  
4 MR. SAYLOR: Difficulty or impossibility  
5 of saving the building or structure from  
6 collapse. It's -- we've got a structural  
7 engineer who says it -- it likely could.  
8 Whether the building or structure is  
9 capable of earning reasonable economic return.  
10 I'm going to cite the study that's already in  
11 the City coffers, and -- and I will cite the --  
12 the cost estimate -- or cost -- yeah, the cost  
13 budget numbers, 600 or better.  
14 Are there other feasible alternatives to  
15 demolition? They've been offered up by the  
16 City. We like Option Number 2, which is to do  
17 the survey, get the demo permit, and move ahead  
18 with creating a world-class port.  
19 Number 9, whether the property no longer  
20 contributes to the historic district or no  
21 longer has significance as a -- I mean, it's  
22 not in a historic district, so we -- we can  
23 scratch that.  
24 Significance as a historic, architectural  
25 or archeological landmark. We could restore  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

174

1 it, but, you know, the site is not publicly  
2 accessible. No one gets an opportunity to  
3 enjoy whatever we do there. And as a shipyard,  
4 it's going to be probably behind an opaque  
5 fence.  
6 Whether it would be undue economic  
7 hardship to deny the property owner. We think  
8 it's an undue economic hardship because the  
9 four-and-a-half acres -- it's under that roof,  
10 that collapsing roof, is -- is marketable land  
11 that could be better put to use in creating  
12 jobs and doing blue-collar industrial things in  
13 an industrial zone.  
14 Sorry I've taken so much of your time.  
15 I'm ready if you want to ask me a question  
16 or I'm ready to sit down.  
17 THE CHAIRMAN: We'll bring you back up if  
18 we have questions.  
19 Who else is here to speak on this COA?  
20 (Audience member approaches the podium.)  
21 THE CHAIRMAN: If you'll state your name  
22 and address.  
23 AUDIENCE MEMBER: Crissie Cudd, 1419  
24 Silver Street, Jacksonville, 32206.  
25 THE REPORTER: If you would raise your  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

175

1 right hand for me, please.  
2 MS. CUDD: (Complies.)  
3 THE REPORTER: Do you affirm that the  
4 testimony you are about to give will be the  
5 truth, the whole truth, and nothing but the  
6 truth?  
7 MS. CUDD: I do.  
8 THE REPORTER: Thank you.  
9 MS. CUDD: I'm a cat lover. And over the  
10 years my family has rescued a number of cats.  
11 We never took on one without recognizing that a  
12 responsibility came with it and that if that  
13 cat unexpectedly got sick, our responsibility  
14 didn't stop there. It was our responsibility  
15 to care for that cat.  
16 I feel like, when you're talking about  
17 historic structures, that you're talking about  
18 something just as special, just as valuable.  
19 You don't take one on without assuming the  
20 responsibility. You sure don't own it for  
21 seven years and let it be neglected to the  
22 point that now it's falling apart, unless, of  
23 course, it does fit your original intent of  
24 saying you really wanted a flat site.  
25 I'm not a math major. I'm not a  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

176

1 construction person. I don't understand how  
2 4-and-a-half million ballooned into 11 million  
3 with nothing done to the site. That's --  
4 that's surprising to me.  
5 Asking for historical credits when what  
6 you really want is just a tax break in the  
7 short-term while you're planning your flat site  
8 that you can now either develop yourself or  
9 flip for a profit, I'm sorry, this just sounds  
10 a lot like demolition by neglect.  
11 And if somebody were doing this to a cat,  
12 they'd be brought up on charges. So I think  
13 there's a special place reserved for people who  
14 do that to animals, and I'll just stop there.  
15 THE CHAIRMAN: Thank you.  
16 Who else would like to speak on this COA?  
17 (Audience member approaches the podium.)  
18 AUDIENCE MEMBER: (Tenders documents.)  
19 My name is Kim Pryor. I live at 245 West  
20 5th Street.  
21 What I've handed to all the commissioners  
22 is a short PowerPoint presentation that was put  
23 together by Johnny Simmons. He was unable to  
24 stay tonight, but I think it's very important  
25 that we just take a look, and -- at this Khan  
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

1 building in Richmond, California called the  
2 Craneway Pavilion, and take a look at what can  
3 be done with this property here in  
4 Jacksonville, because this was a Ford assembly  
5 plant as well. This one is 45,000 square foot,  
6 built in '31 with a 20,000-square-foot outdoor  
7 patio, and now an award-winning event space and  
8 conference center.

9 So the restoration work -- if you look at  
10 Page 3, the picture is beautiful. I'm sorry  
11 the people here in the audience can't see this,  
12 but --

13 I'm just going to read a little bit here  
14 into the record. "The restoration and  
15 preservation of the Ford assembly building on  
16 the San Francisco Bay waterfront saved an  
17 historic architectural icon from the wrecking  
18 ball and converted a long-vacant auto plant  
19 into a current-day model of urban  
20 revitalization and sustainability."

21 This is a 525,000-square-foot building.  
22 It's huge. They did have some issues as well,  
23 but the architect, who is Marcy Wong Donn Logan  
24 [sic], they found a successful path to  
25 rejuvenation, and it was completely restored in

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

1 This particular building is -- is in a  
2 position to revitalize that area of  
3 Jacksonville. It could be the spark that the  
4 East Side needs. It could theoretically be a  
5 destination place for Jacksonville. Think of  
6 the open market in Seattle. People flock to  
7 that area.

8 I drove by it. You can get to it.  
9 There's a road that takes you right to it. You  
10 can't get to the building because they have it  
11 fenced off, but you absolutely can get to the  
12 building. And believe it or -- it looks like  
13 there's a lot of parking that would be  
14 available.

15 One of the things that this body is  
16 responsible for is protecting our historic  
17 structures. Chapter 307 indicates that  
18 demolition is to be a last resort. And I know  
19 the previous gentleman referenced that, that --  
20 they referenced that particular part of the  
21 statute and that everything else must be done,  
22 but what he didn't say is that they have not  
23 explored all other avenues.

24 If they don't want to put the money into  
25 restoring this property that was landmarked

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

1 2009.  
2 If you want to do it, you can. And I  
3 think it's important that we keep that in mind.

4 Saving this particular Ford building from  
5 being razed was an enormous contribution to the  
6 cultural richness of the San Francisco  
7 community. The design team and the clients  
8 will to save the building was motivated by the  
9 desire to save the place, history, and  
10 irreplaceable architectural statement of the  
11 [sic] Ford while simultaneously introducing  
12 contemporary program elements that would  
13 financially -- be financially viable,  
14 functionally demand [sic] and architecturally  
15 compelling.

16 We can have something like this here in  
17 Jacksonville. The Ford assembly plant here is  
18 in a horrible state of disrepair. I agree with  
19 that. And it's a shame because it didn't have  
20 to be that way.

21 They say that it's difficult to repair the  
22 bulkheads and that it could cause the building  
23 to collapse. There are ways of shoring up the  
24 building. There are ways of shoring that  
25 bulkhead up.

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

1 when they bought it -- and they knew it was  
2 landmarked when they bought it -- then guess  
3 what? One of the least intrusive means would  
4 be to maybe put it up for sale.

5 Now, our ordinance doesn't say that you  
6 have to make a profit on it. So if they happen  
7 to buy it and -- with the intent to demolish,  
8 thinking that they could wait long enough that  
9 it would deteriorate to such a mess that surely  
10 no one would be able to say that it could be  
11 saved and then they would get their demolition  
12 approval, then I'm hoping that this body is  
13 going to let them know that we care about our  
14 historic structures and not allow them to do  
15 that.

16 Attempt to put it up for sale. Maybe they  
17 can make a buck or two on it. I have no idea.  
18 I'm not Realtor. But don't let them demolish  
19 the building before they try everything  
20 possible to do something to save it, especially  
21 since it's been landmarked.

22 I'll leave you with this: You guys have a  
23 tough job. And I know you're volunteers and  
24 it's hard to sit up there, but I'm going to  
25 remind you that you don't have to be the bad

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

181

1 guy. You know, you could deny their demolition  
2 request and make them take it to City Council.  
3 Let City Council make that decision. You guys  
4 can do here today what you are charged with,  
5 and that is to protect our historic structures.

6 Maybe somewhere in the back of your mind  
7 you're thinking, no, there's no way they can  
8 save this property, but you're -- I have to  
9 believe that you are preservationists.  
10 Otherwise, you wouldn't be sitting up there.

11 So if you're on the fence, vote to deny  
12 the application and let them appeal it to City  
13 Council, and let City Council make the  
14 decision. Y'all -- y'all don't have to be the  
15 bad guy today, so let's -- let's do what --  
16 what's right, what I would love to see, and  
17 let's deny this application.

18 And I do appreciate your time.

19 THE CHAIRMAN: Whoever is from the  
20 Historical Society, you can come up next.

21 (Audience member approaches the podium.)

22 AUDIENCE MEMBER: Good evening.

23 Scott O'Connor, 9008 Heckscher Drive, on  
24 behalf of the Jacksonville Historical Society.

25 THE REPORTER: If you would raise your  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

183

1 would be warranted at this time, and -- and  
2 that's all I have to say. I'll make it short.

3 Thank you.

4 THE CHAIRMAN: Thank you.

5 We can just keep coming up, whoever else  
6 wants to speak.

7 (Audience member approaches the podium.)

8 AUDIENCE MEMBER: Good evening,  
9 Commission.

10 My name is Jenny Wolfe. Address is 2029  
11 Vista Cove Road, St. Augustine, Florida 32084.

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

14 MS. WOLFE: (Complies.)

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

19 MS. WOLFE: Yes.

20 THE REPORTER: Thank you.

21 MS. WOLFE: I thank you for giving us the  
22 time to come up and speak to you. Again, my  
23 name is Jenny Wolfe. Currently, the president  
24 of the board of trustees of the Florida Trust  
25 for Historic Preservation. And I have master's  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

182

1 right hand for me, please.

2 MR. O'CONNOR: (Complies.)

3 THE REPORTER: Do you affirm that the  
4 testimony you are about to give will be the  
5 truth, the whole truth, and nothing but the  
6 truth?

7 MR. O'CONNOR: I do.

8 THE REPORTER: Thank you.

9 MR. O'CONNOR: Ninety years ago last week,  
10 the Ford -- Times-Union headlines -- and 800  
11 men went back to work, 1932. In the midst of  
12 the depression, Ford company reopened this  
13 assembly plant, but --

14 Like I said, I'm here on behalf of the  
15 Historical Society, the Historic Sites  
16 Committee. That building has been on our most  
17 endangered list each year for -- since 2016,  
18 and we would like it to stay on that list.

19 The JHS opposes the total demolition. The  
20 engineering study that is part of the  
21 application, it's -- it's very thorough, and it  
22 concentrates on the east end, the one-third of  
23 the building that was built outward of the  
24 shoreline. So we believe that a partial  
25 demolition of the unstable eastern section

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

184

1 degree in architectural studies from the  
2 University of Florida and I've been spending  
3 the last 15 years working in local government  
4 and now in the private sector.

5 Sorry, this is not being regular tonight.

6 The only things that I really wanted to do  
7 is just call to your attention and emphasize  
8 some of the things that I reviewed in the  
9 Florida Master Site File records that might  
10 have been in your packet, I'm not sure, but one  
11 of them is confirmation that the building did  
12 have integrity at one point in time, that there  
13 were architectural drawings of the entire  
14 complex. And, in fact, the record in there  
15 shows that it was the only auto plant in  
16 Florida.

17 We know that there was a lot of  
18 manufacturing across Florida for citrus, shrimp  
19 and boat building of all types and sorts, but  
20 this was the only auto plant factory in  
21 Florida. The architect is of national and  
22 international significance. And, of course, we  
23 know the association with Henry Ford.

24 So with those facts in mind, there are  
25 various authors in the Florida Master Site File

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

185

187

1 records that indicate that it's National  
2 Register eligible. And, again, as -- you know,  
3 as a person representing the Florida Trust, we  
4 definitely can understand the significance of  
5 this building to the context of the state of  
6 Florida.

7 So there were -- as most recent as 2007,  
8 the State Historic Preservation Office found  
9 that it was eligible, and another one in 2003.  
10 And so that would make it eligible for federal  
11 tax credits, if that were to be pursued, for  
12 economic aspects of the redevelopment.

13 The other thing that's not been addressed  
14 is potentially information on the cultural  
15 associations of the property since there were  
16 800 people employed over there, over the period  
17 of the 1920s to 1960. I haven't read anything  
18 in the site file that indicates who worked  
19 there, where they were from, but certainly  
20 being on the east side of Jacksonville, that  
21 would be something -- some history that should  
22 be further documented if the documentation  
23 route is what is pursued for this project.

24 Demolition should be last resort, but  
25 there may be some creative and selective

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

1 MS. SINCLAIR: (Complies.)  
2 THE REPORTER: Do you affirm that the  
3 testimony you are about to give will be the  
4 truth, the whole truth, and nothing but the  
5 truth?

6 MS. SINCLAIR: Yes.

7 THE REPORTER: Thank you.

8 MS. SINCLAIR: I don't really have a whole  
9 lot to add, except for -- I didn't know that if  
10 you denied it, it would go to the City Council.

11 There's a lot of people that wanted to be  
12 here today, but they thought they had to be  
13 here at 3 o'clock. I'm sure if they thought  
14 they could be here at 6:00, they could have  
15 made it, they would have. So if we denied it  
16 now, then those people would have a chance to  
17 have a voice, that didn't have a voice today.

18 That's all I have to add.

19 THE CHAIRMAN: Thank you.

20 MS. SINCLAIR: Thanks.

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

23 AUDIENCE MEMBER: Yes.

24 THE CHAIRMAN: Come on up.

25 (Audience member approaches the podium.)

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

186

188

1 demolition opportunities available. And just  
2 reviewing the letters from the architect and  
3 the engineer, it's not clear how much of those  
4 options have been pursued, but they certainly  
5 are from qualified individuals and would just  
6 encourage you all to consider whether there  
7 might be some creative opportunities for saving  
8 building elements and -- either in whole or  
9 in -- for reconstruction and rehabilitation.

10 So I support the staff report with  
11 emphasis, again, that this is the only building  
12 in Florida of its kind and that there may be  
13 reconstruction options available with accurate  
14 drawings and to consider all of those in your  
15 decision.

16 THE CHAIRMAN: Thank you.

17 Is there anyone else here today to speak  
18 on this COA?

19 AUDIENCE MEMBER: Yes.

20 THE CHAIRMAN: Come on up.

21 (Audience member approaches the podium.)

22 AUDIENCE MEMBER: My name is Dale  
23 Sinclair. I live at 2136 Post Street, 32204.

24 THE REPORTER: If you would raise your  
25 right hand for me, please.

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

1 AUDIENCE MEMBER: I'm Deborah Early, 4790  
2 Ortega Boulevard, Jacksonville, 32210.

3 THE REPORTER: If you would raise your  
4 right hand for me, please.

5 MS. EARLY: (Complies.)

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

10 MS. EARLY: Yes.

11 THE REPORTER: Thank you.

12 MS. EARLY: I wanted to share a couple of  
13 things. I'm here representing myself, but also  
14 I think a legion of folks in Jacksonville who  
15 really care about the history and the -- the  
16 prominence and the character of this city. And  
17 this is an incredible treasure that we have  
18 that I think is so important to -- to preserve.

19 And with all due respect to the folks --  
20 the gentlemen who have spoken on behalf of the  
21 owner, they sounded like they were pitching to  
22 the Business Development Council, not the  
23 Historic Preservation Commission. They talked  
24 about development, about jobs. That's all  
25 great. And we know that Jacksonville is

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

189

1 booming, we're attracting people here, our port  
2 is expanding, but that doesn't necessarily  
3 serve as a really strong rationale to demolish  
4 a building that has fantastic historical  
5 prominence.

6 As others have mentioned, Albert Kahn has  
7 60 buildings around the United States and  
8 perhaps some in other countries that have  
9 national historic preservation landmarked  
10 buildings, 60 buildings. He's known as the  
11 father of industrial architecture, and I'm sure  
12 I'm -- you know, many of these things you  
13 already know.

14 I've been doing some research on this and  
15 I'd be glad to share this article with the  
16 gentlemen to let them know there was a survey  
17 done of all the -- the plants that were built  
18 around the United States for Ford in the early  
19 1900s. And according to this article, there  
20 were only three buildings -- plants rather,  
21 that were built outside the state of Michigan  
22 that were designed by Albert Khan. All the  
23 others were designed and built under a  
24 different architect, whose name I don't recall.

25 I'm a native Chicagoan. I have family  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

190

1 from Detroit. I went to the University of  
2 Michigan. Albert Khan is known as the  
3 architect of Detroit. He built some of --  
4 designed and built some of the most significant  
5 buildings on the University of Michigan campus.

6 Being from Chicago, I can appreciate the  
7 significance of great architecture. It's  
8 something money cannot buy. Once you tear down  
9 something of historical significance, it will  
10 never come back. It can never be replicated.

11 And I know that you're here, as someone  
12 else said, to protect the history and integrity  
13 of -- of what we have here in Jacksonville. So  
14 I think that that is a -- the most important  
15 consideration in this situation, and that other  
16 avenues should be explored that could find  
17 other uses for the building, you know, things  
18 that we can do to make it economically viable.

19 Thank you.

20 THE CHAIRMAN: Thank you.

21 Is anybody else here to speak on this COA?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: Seeing none, we'll close  
24 the public hearing and I'll entertain a motion.

25 COMMISSIONER KASPER: Well, I'll start it  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

191

1 out the gate. I make a motion to approve the  
2 demolition COA-22-27456.

3 MS. GRANDIN: Mr. Chair.

4 THE CHAIRMAN: Uh-huh.

5 MS. GRANDIN: If somebody is going to  
6 second that motion, the motion really needs to  
7 say why it would be approving the demolition  
8 because the staff report is to deny. So you'd  
9 have to go through the criteria as to why you  
10 would vote to approve, but nobody's seconded it  
11 yet, so -- just saying.

12 COMMISSIONER KASPER: Go through my spiel?

13 Then in support of my motion, I recognize  
14 staff's work and their analysis. I agree that  
15 the large portion or -- extremely large portion  
16 of the building is beyond restoration. The  
17 office represents 8,000 square feet of 165-,  
18 which is less than 5 percent of the structure.

19 At one time this building was a  
20 significant structure. That's why it was  
21 landmarked. Unfortunately, today it's a  
22 different story.

23 I, personally, worked on the design and  
24 documentation of this building over 20 years  
25 ago when it was intended to be converted as a  
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
(904) 821-0300

192

1 residential property, so I visited the site, I  
2 did architectural drawings, I did photographs,  
3 I did documentation, we completed design  
4 drawings to convert it.

5 And clearly today it is declining at an  
6 accelerated rate. Because of the leaky roof  
7 that was never repaired 20 years ago, the roof  
8 structure is -- continued to deteriorate.  
9 Because of the open windows, the steel window  
10 frames are deteriorated. Because of the  
11 openness and being near the water, the steel  
12 structure inside is continuing to corrode.  
13 Because of no maintenance, I'm assuming on the  
14 bulkhead, the foundations are collapsing and  
15 the building is moving with it. Because of the  
16 significant water damage to the steel structure  
17 and supporting of the brick, the brick is  
18 deteriorating as well.

19 So I do recognize that there are other  
20 buildings, other Khan buildings, and I  
21 appreciate the presentation of the Craneway  
22 building. That building was renovated in 2009.

23 Maybe 20 years ago as the design I  
24 personally worked on, there was an opportunity  
25 to -- to salvage the building, but now we seem

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

1 to be in a horrible state of disrepair.  
 2 And we can agree that it is a -- that it  
 3 was -- it is [sic] a significant structure at  
 4 one time, but is -- and it -- and significant  
 5 structures or treasures should be preserved.  
 6 Unfortunately, in the last 20 years no one has  
 7 stepped up to make that happen and, therefore,  
 8 it's continued to deteriorate.  
 9 So it's my position that it is beyond  
 10 repair and that we should move forward to  
 11 recommend with the documentation. I don't know  
 12 the lingo of the American builders -- something  
 13 survey, but definitely could be preserved in  
 14 a -- in a visual and a -- an electronic version  
 15 that would be available for years to come.  
 16 THE CHAIRMAN: All right. Well, it's  
 17 looking like that motion is not -- is going to  
 18 fail. So with that, I will entertain a new  
 19 motion, or another motion.  
 20 COMMISSIONER MONTOYA: Through the Chair,  
 21 I'd like to make a motion to deny the  
 22 application for demolition in accordance with  
 23 staff's report.  
 24 COMMISSIONER EPSTEIN: Second.  
 25 THE CHAIRMAN: All right. We can have  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 more open discussion now.  
 2 COMMISSIONER LOPERA: Through the Chair, I  
 3 understand where Commissioner Kasper is coming  
 4 from, having personally visited the site  
 5 20 years ago, and -- frankly, I did not see  
 6 enough photographs of collapsed portions of the  
 7 structure to basically see the same thing that  
 8 everybody else was seeing. I've not been out  
 9 to the job site.  
 10 As the staff, you guys obviously went out  
 11 there at one time?  
 12 MS. KELLY: Through the Chair, yes. We  
 13 went out there May 5th.  
 14 COMMISSIONER LOPERA: Okay. And it looks  
 15 like repairs are already starting on the wharf,  
 16 on the east side, and it looks like it --  
 17 there's a potential for it to have some effect  
 18 on the foundation, but in both of these  
 19 reports, especially in the one dated April 1st,  
 20 2022, there's a significant amount of reports  
 21 and studies that have been done over the years  
 22 that we don't have access to. It would be good  
 23 to have access to those because these include  
 24 geotechnical studies, they include a marine  
 25 inspection by Blacksmith Marine done in 2016.  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 It includes material testing of the timber  
 2 piles. And even within this report, it  
 3 mentioned that the interior piles remain in  
 4 good condition and they could support -- sorry.  
 5 I'll say that all over again.  
 6 The study by Blacksmith Marine and  
 7 actually within this report indicated that the  
 8 piles could still support their 10- and 20-ton  
 9 load for timber piles. And this is a common  
 10 issue with structures that are close to water,  
 11 these industrial -- heavy industrial  
 12 structures, pulp and paper mills that I've  
 13 worked at, chemicals plants that I've worked  
 14 at. They're all next to bodies of water. And  
 15 this is something that we've dealt with for  
 16 years and years and years, including the  
 17 failure of the bulkheads along the waterfront  
 18 and then, of course, the analysis of all the  
 19 timber tiles and the, you know, replacement and  
 20 the restoration of those piles continue keeping  
 21 other plants in operation -- in an operational  
 22 system, so --  
 23 But with this particular case, I just did  
 24 not see enough photos or enough reports or  
 25 enough investigation other than a one-page  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

1 engineering letter with conclusions that were  
 2 referencing appendixes and with another  
 3 conclusion that referenced that -- because the  
 4 wharf is failing on the east side of the  
 5 structure, that that would potentially cause  
 6 the failure of all of the structure and all of  
 7 the foundation.  
 8 So -- yeah, so I -- I would, you know,  
 9 require additional information to create -- be  
 10 able to create a valid opinion on this because  
 11 at this point I do not have enough information  
 12 to agree with its current condition.  
 13 COMMISSIONER EPSTEIN: Through the Chair,  
 14 I'm just kind of circling back to a section  
 15 under the demolition, Section 320, that talks  
 16 about an application for demolition, it must  
 17 also document any effort that's been made to  
 18 save the structure.  
 19 I understand that there has been many  
 20 efforts put -- you know, and pretty pictures  
 21 put together and the numbers never add up.  
 22 Something that's sitting with me is, what has  
 23 been done since this property has been owned to  
 24 actually keep the structure from getting in  
 25 worse shape? That's a question that I would  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

197

1 have. What has been done to stop things from  
 2 getting worse? And if something has been done  
 3 and it's still getting worse, that's something  
 4 I'd like to know about.  
 5 COMMISSIONER MONTOYA: Through the Chair,  
 6 I totally agree with that comment, Commissioner  
 7 Epstein. It's very -- there have been some  
 8 comments made earlier in the meeting about  
 9 taking on a historic property, and that -- that  
 10 statement really rings true, right? If  
 11 you're -- it's about intention, and just --  
 12 I'm not going to be long because we've  
 13 been here a long time. We are here as a  
 14 Historic Preservation Commission, so that's our  
 15 job, number one.  
 16 I'm neither a magnate, I'm not a  
 17 developer, I don't make a lot of money. I  
 18 don't have a lot of people working for me, but  
 19 I love historic buildings and I appreciate the  
 20 community that we have here and the history  
 21 that we have here, and it would be very hard  
 22 for me at this point to get behind the  
 23 demolition of that plant that I've been looking  
 24 at since 1965 going over the bridge.  
 25 I caveat that with, sometimes demolition  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

198

1 is necessary. And I agree with Commissioner  
 2 Lopera too, there's a bit more information that  
 3 needs to be had, but this is a very historic  
 4 structure, it is a very integral part of our  
 5 history, and I just -- I don't think we can  
 6 deny that.  
 7 THE CHAIRMAN: So I agree with things on  
 8 both sides. I probably fall in line a little  
 9 bit more with Commissioner Kasper. As he  
 10 mentioned, this building, at one point, I think  
 11 was worth saving, but I don't think it is there  
 12 anymore. And I don't think it's the current  
 13 owner's, necessarily, responsibility to -- to  
 14 correct, you know, mistakes that have been made  
 15 over the last 30 or 40 years rather than the  
 16 last seven.  
 17 You know, they talk about saving a  
 18 percentage of the building. Again, it's a very  
 19 small percentage. Looking, you know, even at  
 20 this Craneway model, that was a  
 21 525,000-square-foot building that is now down  
 22 to 45-. So, you know, less than 10 percent.  
 23 If that option was viable here, then, you know,  
 24 maybe a middle ground can be found.  
 25 That's kind of where I stand on this  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

199

1 project as it is.  
 2 We have a motion on the table, so we can  
 3 go ahead and call for a vote.  
 4 (Discussion held off the record.)  
 5 THE CHAIRMAN: Yes, I would.  
 6 Was there any ex-parte communication?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: No. Well, all those in  
 9 favor?  
 10 COMMISSIONER KASPER: Sorry. What are  
 11 we --  
 12 THE CHAIRMAN: We are voting to deny the  
 13 request. So aye is to deny, nay is --  
 14 COMMISSIONER LOPERA: Not deny.  
 15 THE CHAIRMAN: Nay is not deny.  
 16 All those in favor?  
 17 COMMISSIONER LOPERA: Aye.  
 18 COMMISSIONER EPSTEIN: Aye.  
 19 COMMISSIONER MONTOYA: Aye.  
 20 THE CHAIRMAN: Those opposed?  
 21 COMMISSIONER KASPER: Nay.  
 22 THE CHAIRMAN: Nay.  
 23 With that, the motion is denied, and --  
 24 the application is denied.  
 25 With that, we're going to move on. That  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

200

1 takes us to Section L, New Business.  
 2 We've got a park naming.  
 3 MS. KELLY: On May 10th, 2022, Ordinance  
 4 2022-0374 was introduced to propose naming a  
 5 new park on land donated to the City by  
 6 Relentless HD, LLC. The new park, real estate  
 7 Number 108874-0200, is approximately 2.68 acres  
 8 and is located along Heckscher Drive, adjacent  
 9 to Nichols Creek. The proposed name for the  
 10 park is Seiden Park.  
 11 Consistent with Chapter 122.105 of the  
 12 Ordinance Code, the naming and renaming of  
 13 public buildings, public facilities, and public  
 14 parks requires a report from the Historic  
 15 Preservation section and an advisory  
 16 recommendation on the naming proposal from the  
 17 Commission.  
 18 The report is required to address seven  
 19 criteria, which are listed in the memo in your  
 20 books. The proposed naming is at the request  
 21 of the current owners of the parcel. And as a  
 22 condition of their donating the land to the  
 23 City, the name Seiden Park is in reference to  
 24 the family name of the property owner who is  
 25 donating land to the City. The owner's intent  
 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

201

1 is to honor the family's name.  
 2 No historic significance appears to be  
 3 tied to the site and family name and this land  
 4 donation to the City would be the first for the  
 5 family.  
 6 The subject site is not currently named  
 7 and there does not appear to be any historical  
 8 significance attached to the location. No  
 9 historic structures or landmarks are located on  
 10 the site, and staff is not aware of any other  
 11 public facility named for any member of the  
 12 Seiden family.  
 13 And that concludes the staff report.  
 14 THE CHAIRMAN: All right. Questions for  
 15 staff?  
 16 COMMISSION MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. We'll open the  
 18 public hearing.  
 19 (Mr. Diebenow approaches the podium.)  
 20 MR. DIEBENOW: Mr. Chairman, Steve  
 21 Diebenow, One Independent Drive, Suite 1200,  
 22 and I'm here on behalf of the Seiden family.  
 23 The very quick background is that we  
 24 originally proposed to rezone this property for  
 25 a truck stop, and the council -- the district  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

202

1 councilman, as well as the adjacent property  
 2 owners, opposed this effort. And after months  
 3 of trying to figure out how to resolve it,  
 4 Mr. Seiden concluded that he would rather  
 5 contribute the property to be a public park  
 6 than to continue fighting with the neighbors  
 7 and the district councilman.  
 8 The only reason I'm here is that we had  
 9 asked that the property be named The Seiden  
 10 Family Park. So inserting the word "family"  
 11 was important to them.  
 12 The Parks Department at the City didn't  
 13 like the use of the word "family" because they  
 14 felt like it gave a connotation that it would  
 15 be a family park when the park is intended to  
 16 be passive in use and have a kayak launch and  
 17 probably -- it's a beautiful piece of property.  
 18 It's a -- it's a bluff -- not quite a bluff,  
 19 but it is a high piece of property, ten feet  
 20 above the water, overlooking the creek. It has  
 21 incredible views to the south and to the east.  
 22 And so we just would ask your  
 23 consideration to insert the word "family"  
 24 because even if the insertion of word the  
 25 "family" creates confusion, which I don't  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

203

1 understand how it could, of course, this public  
 2 place would still be open for families.  
 3 And so that's the only reason I'm here  
 4 today, is to ask that the name -- instead of it  
 5 being Seiden Park, that it be called The Seiden  
 6 Family Park.  
 7 And I appreciate the opportunity to answer  
 8 any questions that you may have.  
 9 The district councilman, by the way, is in  
 10 support of that change as well.  
 11 THE CHAIRMAN: All right. Questions for  
 12 our applicant?  
 13 COMMISSIONER KASPER: Yeah, real quick.  
 14 Through the Chair, maybe just -- I don't know  
 15 if the word is "grammar."  
 16 Would it be "The Seiden Family Park" or  
 17 just "Seiden Family Park"?  
 18 MR. DIEBENOW: Seiden Family Park is fine,  
 19 but that's a great question. Just the  
 20 insertion of the word "family" is of interest  
 21 to the family.  
 22 COMMISSIONER KASPER: All right. Thank  
 23 you.  
 24 THE CHAIRMAN: Any other questions for our  
 25 applicant?  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

204

1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: All right. We'll call you  
 3 if we need you.  
 4 MR. DIEBENOW: Okay. Thank you.  
 5 THE CHAIRMAN: Thank you.  
 6 Is anybody else here to speak on this?  
 7 AUDIENCE MEMBERS: (No response.)  
 8 THE CHAIRMAN: Seeing none, we'll close  
 9 the public hearing.  
 10 And I entertain a motion on this, yes?  
 11 COMMISSIONER LOPERA: So through the  
 12 Chair, the application is for a proposed name  
 13 of Seiden Park, but the applicant, is he  
 14 modifying that?  
 15 MS. KELLY: So through the Chair, here's  
 16 how I understand this. You-all present an  
 17 advisory recommendation to the City Council.  
 18 This is an ordinance, so it will be -- the name  
 19 will be decided on by the City Council. And  
 20 because this name is already written into the  
 21 legislation -- there are enough lawyers here  
 22 that could, you know, comment on this, but I'm  
 23 guessing that as long as your advisory  
 24 recommendation is basically, like, we think  
 25 it's fine or we're opposed to both or something  
 Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203  
 (904) 821-0300

205

1 to that effect, then that at least frees  
2 council up to potentially alter the name  
3 change.

4 Does that sound -- to the lawyers, does  
5 that sound like how that could work? We don't  
6 know?

7 So that's a -- that's kind of what I'm  
8 thinking. Parks couldn't be here, obviously,  
9 because it's extremely late at this point, but  
10 there -- it was as Steve said. Because this is  
11 passive recreation, they don't usually throw  
12 "family" in unless it's like a playground and  
13 stuff like that.

14 It might help if it's "The" Seiden Family  
15 Park. But at any rate, that was Parks feeling  
16 about it and it just didn't want it to have a  
17 different connotation.

18 But in terms of your role in exploring the  
19 Seiden name and the site and all of that, I  
20 think whatever you want to decide. And I would  
21 fill it in on the memo to council in terms of  
22 what your recommendation is.

23 THE CHAIRMAN: Okay.

24 COMMISSIONER LOPERA: I'm okay with  
25 either.

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

207

1 MS. KELLY: Okay. The Historic  
2 Preservation section would like to request a  
3 letter of support from the Commission for a  
4 small matching grant application to the Florida  
5 Division of Historical Resources. The grant  
6 would be used to update the historic resources  
7 survey for Springfield, including some of the  
8 post-war structures that are now eligible for  
9 consideration having attained 50 years of age.

10 A draft of the proposed support letter is  
11 included in your book for review. I could read  
12 it if you like. It's up to you. I'm happy to  
13 do so. And that's that.

14 And Commissioner Montoya would like to  
15 speak as well.

16 COMMISSIONER MONTOYA: Do I have to claim  
17 ex parte or anything for this? No?

18 MS. GRANDIN: It's not a quasi-judicial  
19 issue.

20 COMMISSIONER MONTOYA: Okay. Through the  
21 Chair, I am looking out for me, you know,  
22 so ...

23 MS. GRANDIN: You would have the conflict  
24 on the vote, I guess.

25 THE CHAIRMAN: So what I do need to do

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

206

1 THE CHAIRMAN: So somebody make a motion.

2 COMMISSIONER LOPERA: I'm going to motion  
3 that either name would be acceptable. This is  
4 for park naming 2022-0374, to a proposed name  
5 of either Seiden Park or Seiden Family Park or  
6 The Seiden Family Park.

7 COMMISSIONER MONTOYA: Second.

8 THE CHAIRMAN: Any discussion?

9 COMMISSIONER MONTOYA: Through the Chair,  
10 I think the suggestion that "the" be added  
11 in front of it is a good one because it's  
12 insinuating that there's kind of a code to the  
13 naming of parks. And if you say "family," it  
14 means playground or something. So I think  
15 that's a good signifier that goes with the  
16 recommendation.

17 THE CHAIRMAN: Fair enough.

18 All those in favor?

19 COMMISSION MEMBERS: Aye.

20 THE CHAIRMAN: Those opposed?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Hearing none, we'll move  
23 on.

24 Letter of recommendation for the Division  
25 of Historical Resources, small matching grants.

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

208

1 here?

2 COMMISSIONER KASPER: I make a motion to  
3 approve this letter of recommendation for the  
4 FDHR grant.

5 MS. KELLY: And if you'd like, it is  
6 included in your book, so I can read it if you  
7 want.

8 COMMISSIONER LOPERA: I second that  
9 motion.

10 COMMISSIONER MONTOYA: Am I allowed --  
11 should I talk about it a little bit just to  
12 state some things about it or should I just be  
13 quiet?

14 MS. GRANDIN: So I'm just trying to figure  
15 out if you have a conflict, a voting conflict  
16 or not.

17 MS. KELLY: (Off microphone.)

18 MS. GRANDIN: Oh, okay. So you probably  
19 do have a voting conflict. You can't vote, but  
20 you can talk about it.

21 COMMISSIONER MONTOYA: Through the Chair,  
22 I will abstain from voting.

23 As an instructor at the University of  
24 Florida, I introduced the historic preservation  
25 group to the JHPC to help get this rolling

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

1 because I saw opportunities for students and  
2 faculty to work with our staff and the Historic  
3 Preservation Commission.  
4 THE CHAIRMAN: Great.  
5 We have a motion and a second.  
6 All those in favor?  
7 COMMISSION MEMBERS: Aye.  
8 (Commissioner Montoya abstains from  
9 voting.)  
10 THE CHAIRMAN: Those opposed?  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: Hearing none, you have  
13 recommended [sic].  
14 If nobody has anything else, then we are  
15 adjourned.  
16 (The foregoing proceedings were adjourned  
17 at 7:44 p.m.)

18 - - -  
19  
20  
21  
22  
23  
24  
25

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

1 CERTIFICATE OF REPORTER  
2  
3 STATE OF FLORIDA)  
4 )  
5 COUNTY OF DUVAL )  
6  
7 I, Diane M. Tropa, Florida Professional  
8 Reporter, certify that I was authorized to and did  
9 stenographically report the foregoing proceedings and  
10 that the transcript is a true and complete record of my  
11 stenographic notes.

12  
13  
14  
15 DATED this 6th day of June 2022.  
16  
17

18 \_\_\_\_\_  
19 Diane M. Tropa  
20 Florida Professional Reporter  
21  
22  
23  
24  
25

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

<b>\$</b>	15-foot [1] - 109:9 16-by-16 [2] - 16:11, 16:13 1610 [2] - 38:13, 38:24 1616 [1] - 38:25 1621 [1] - 118:5 1627 [2] - 63:20, 64:15 165 [1] - 191:17 165,000-square-foot [1] - 149:13 17 [1] - 31:2 17-foot [1] - 30:10 17-foot-wide [1] - 30:6 1720 [1] - 61:25 18-foot [1] - 39:17 1806 [1] - 62:2 1829 [2] - 98:14, 99:17 1849 [1] - 62:1 1858 [1] - 10:12 1890s [1] - 6:24 1898 [1] - 10:17 18th [3] - 63:23, 69:5, 93:17 19 [1] - 93:3 1900 [1] - 145:10 1900s [1] - 189:19 1901 [2] - 5:21, 5:24 1902 [1] - 5:21 1909 [2] - 132:22, 134:16 1910 [1] - 9:25 1913 [1] - 5:24 1914 [1] - 10:1 1915 [1] - 10:21 1920s [2] - 6:24, 185:17 1922 [2] - 116:19, 116:24 1924 [1] - 145:17 1925 [2] - 13:4, 167:9 1926 [2] - 145:20, 145:24 1928 [1] - 146:3 1932 [2] - 146:5, 182:11 1934 [1] - 6:8 1948 [1] - 47:12 1950 [1] - 104:13 1960 [1] - 185:17 1965 [1] - 197:24 1975 [1] - 151:20 1990s [1] - 6:12 1st [2] - 1:8, 194:19	2.68 [1] - 200:7 20 [9] - 88:8, 157:20, 166:22, 168:10, 191:24, 192:7, 192:23, 193:6, 194:5 20,000-square-foot [1] - 177:6 20-ton [1] - 195:8 20/20 [1] - 126:18 200 [1] - 145:25 2000 [1] - 167:9 2003 [2] - 104:14, 185:9 2003-1267 [1] - 145:14 2004 [1] - 165:2 2007 [3] - 162:14, 166:13, 185:7 2009 [2] - 178:1, 192:22 2015 [1] - 153:24 2016 [2] - 182:17, 194:25 2018 [1] - 68:21 2019 [3] - 68:22, 135:5, 135:22 2020 [1] - 104:21 2021 [2] - 98:24, 133:5 2022 [12] - 1:6, 2:1, 47:24, 63:23, 93:17, 99:5, 121:17, 147:2, 166:13, 194:20, 200:3, 210:15 2022-0374 [2] - 200:4, 206:4 2029 [1] - 183:10 208 [1] - 152:13 20th [1] - 9:23 211 [2] - 46:5, 46:14 212 [1] - 4:1 2136 [1] - 186:23 214 [1] - 1:7 22-27108 [1] - 38:13 2204 [1] - 123:4 2217 [1] - 4:4 2223 [3] - 29:19, 29:22, 31:16 2229 [1] - 4:4 2242 [1] - 4:3 225 [8] - 44:21, 44:24, 45:21, 46:9, 46:22, 47:4, 59:4, 61:6 22nd [2] - 121:17, 157:15 23 [1] - 39:14 23-foot [1] - 39:9 23.4-acre [1] - 148:20 23rd [2] - 3:10, 3:12 245 [4] - 57:11, 73:19, 127:24, 176:19	25 [2] - 1:6, 2:1 253 [1] - 4:2 25th [1] - 2:5	<b>3</b>	476-square-foot [1] - 103:17 4790 [1] - 188:1 4th [2] - 4:2, 119:25
<b>'</b>	'21 [1] - 75:2 '26 [1] - 167:9 '31 [1] - 177:6		3 [7] - 114:11, 129:18, 130:20, 132:3, 171:23, 177:10, 187:13 3-foot [5] - 35:4, 35:7, 35:13, 37:2, 37:17 3-foot-by-some- amount-of-feet [1] - 37:6 3-foot-wide [1] - 36:17 30 [1] - 198:15 300 [1] - 155:24 307 [2] - 169:17, 179:17 307.106 [5] - 13:25, 30:17, 94:11, 151:10, 169:19 307.106(n) [1] - 146:19 307.106(n)(5) [1] - 99:12 30th [1] - 133:5 318 [7] - 5:11, 5:14, 5:17, 5:21, 6:4, 6:9, 7:24 320 [2] - 44:21, 196:15 32084 [1] - 183:11 32204 [1] - 186:23 32205 [1] - 107:14 32206 [2] - 134:17, 174:24 32210 [1] - 188:2 32259 [1] - 123:4 34 [1] - 119:25 3804 [2] - 103:11, 107:13 39 [1] - 92:24 3:26 [2] - 1:7, 2:1 3rd [2] - 3:24, 98:24	<b>5</b>	
<b>1</b>	1 [5] - 52:23, 114:5, 170:18, 170:19, 171:16 1-over-1s [1] - 128:14 10 [10] - 30:9, 35:10, 35:13, 36:25, 37:15, 42:21, 42:25, 105:24, 195:8, 198:22 10-foot [3] - 32:15, 35:4, 37:19 10-foot-wide [2] - 35:16, 36:14 100-person [1] - 167:23 107.306 [1] - 99:24 108874-0200 [1] - 200:7 10th [1] - 200:3 11 [2] - 168:9, 176:2 1127 [1] - 61:24 120 [1] - 92:20 1200 [3] - 48:20, 100:17, 201:21 122.105 [1] - 200:11 125 [2] - 3:23, 145:23 12581 [1] - 156:14 1267 [2] - 12:16, 15:15 13 [5] - 39:12, 47:24, 92:23, 93:5, 93:17 13-foot [2] - 39:6, 39:10 1302 [1] - 3:24 1306 [1] - 3:25 1308 [1] - 26:14 1309 [1] - 16:25 1334 [1] - 41:13 1338 [1] - 16:22 1352 [1] - 101:15 14 [1] - 45:11 14.6-acre [1] - 148:19 1414 [1] - 5:2 1419 [1] - 174:23 15 [1] - 184:3			5 [3] - 111:5, 172:25, 191:18 50 [1] - 207:9 500 [1] - 115:11 525 [7] - 9:5, 9:8, 9:11, 10:2, 10:11, 10:22, 11:15 525,000-square-foot [2] - 177:21, 198:21 5:15 [1] - 98:8 5:25 [1] - 98:9 5:30 [1] - 98:9 5th [8] - 4:1, 57:11, 73:19, 99:4, 127:24, 147:1, 176:20, 194:13 5V [3] - 111:18, 112:8, 114:5	<b>6</b>
	2		<b>4</b>	<b>7</b>	
	2 [5] - 52:23, 91:17, 91:24, 98:13, 173:16 2-over-2s [1] - 128:15		4 [8] - 35:14, 36:19, 37:3, 37:4, 37:13, 37:15, 171:15, 172:6 4-and-a-half [1] - 176:2 4-foot [2] - 35:5, 37:22 4-foot-wide [3] - 30:7, 35:17, 36:16 40 [2] - 19:14, 198:15 40-year [1] - 19:6 45 [1] - 168:18 45,000 [1] - 177:5 45-[1] - 198:22	6-over-1 [1] - 128:16 60 [3] - 172:17, 189:7, 189:10 600 [1] - 173:13 604 [2] - 46:5, 46:14 656 [1] - 104:4 656.399.13 [1] - 104:6 6:00 [1] - 187:14 6th [1] - 210:15	<b>8</b>
			<b>5</b>	7 [1] - 171:15 70 [1] - 108:7 700 [3] - 70:16, 167:13, 167:15 710 [1] - 152:14 7:44 [1] - 209:17	<b>9</b>
				8,000 [4] - 158:18, 158:21, 160:4, 191:17 8.8 [1] - 148:20 800 [2] - 182:10, 185:16 8th [2] - 92:20, 93:9	9 [2] - 30:1, 173:19

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

<p>9-foot [1] - 30:25 9-over-1s [1] - 128:16 9008 [1] - 181:23 916 [1] - 95:5</p>	<p>52:17, 149:23 add [6] - 30:19, 92:5, 95:20, 187:9, 187:18, 196:21 added [2] - 37:8, 206:10 adding [2] - 72:20, 115:9 addition [25] - 46:2, 46:13, 54:7, 54:12, 54:16, 64:5, 65:4, 65:7, 65:14, 67:15, 103:24, 104:13, 104:16, 104:17, 104:22, 105:12, 105:22, 105:23, 106:6, 106:9, 106:15, 110:14, 113:25, 114:6, 145:20 additional [6] - 7:15, 51:15, 90:13, 109:22, 162:5, 196:9 additionally [1] - 67:1 additions [1] - 114:10 address [22] - 15:13, 31:15, 41:11, 48:17, 57:10, 62:20, 70:15, 95:2, 95:4, 100:14, 101:14, 107:11, 107:13, 123:2, 127:23, 134:15, 156:12, 156:14, 168:21, 174:22, 183:10, 200:18 addressed [1] - 185:13 addresses [1] - 118:16 addressing [1] - 123:16 adequate [2] - 138:15, 153:9 adjacent [8] - 39:13, 40:14, 42:13, 46:1, 105:25, 148:19, 200:8, 202:1 adjoining [1] - 161:20 adjourned [3] - 61:8, 209:15, 209:16 administrative [8] - 65:1, 104:5, 109:7, 109:14, 115:2, 133:16, 150:23, 158:19 administratively [6] - 5:5, 5:7, 27:20, 28:14, 65:3, 133:18 administrators [1] - 163:18</p>	<p>admit [1] - 106:17 advanced [1] - 22:5 advisory [3] - 200:15, 204:17, 204:23 aerial [1] - 113:22 aesthetic [8] - 13:21, 14:7, 14:23, 15:3, 15:5, 22:6, 23:14, 23:25 aesthetics [1] - 20:20 affirm [17] - 16:2, 31:23, 41:19, 57:17, 70:23, 95:10, 101:22, 107:20, 123:10, 134:23, 152:18, 156:19, 175:3, 182:3, 183:15, 187:2, 188:6 afoul [1] - 52:1 African [4] - 9:15, 9:22, 10:3, 10:14 African-American [4] - 9:15, 9:22, 10:3, 10:14 Aft [1] - 123:4 after-school [1] - 95:23 after-the-fact [9] - 29:21, 63:24, 65:25, 71:8, 102:11, 132:24, 139:2, 139:23, 142:3 afternoon [2] - 48:18, 100:15 age [1] - 207:9 agencies [1] - 54:20 Agenda [7] - 3:1, 3:22, 4:17, 61:9, 61:10, 61:23, 63:10 agenda [11] - 3:23, 4:12, 4:17, 4:24, 5:8, 61:22, 62:20, 63:10, 63:17, 77:1, 90:22 agendas [1] - 2:25 ago [12] - 75:1, 76:12, 155:6, 157:15, 157:19, 166:22, 172:19, 182:9, 191:25, 192:7, 192:23, 194:5 agree [22] - 25:15, 50:13, 52:25, 55:5, 58:5, 74:14, 74:21, 95:22, 97:13, 97:16, 97:20, 100:2, 108:10, 117:13, 141:1, 178:18, 191:14, 193:2, 196:12, 197:6, 198:1, 198:7</p>	<p>agreeable [1] - 50:8 agreed [5] - 46:8, 51:21, 62:23, 112:16, 159:18 agreeing [2] - 78:7, 78:8 agreement [4] - 51:5, 85:2, 90:23, 167:21 agrees [1] - 150:17 ahead [19] - 2:4, 3:9, 4:9, 8:3, 15:7, 38:22, 61:15, 61:17, 70:11, 78:24, 82:25, 94:20, 98:12, 119:5, 119:21, 141:21, 168:14, 173:17, 199:3 Aids [1] - 84:9 airflow [2] - 66:21, 148:1 Albert [6] - 145:17, 147:19, 148:4, 189:6, 189:22, 190:2 aligned [2] - 68:2, 120:17 alignments [1] - 40:10 aligns [1] - 121:3 alley [3] - 30:7, 120:11, 121:2 alleyway [1] - 32:20 allow [8] - 13:11, 46:9, 80:20, 83:4, 109:8, 130:21, 138:19, 180:14 allowed [6] - 37:16, 58:6, 104:15, 147:21, 170:2, 208:10 allowing [4] - 74:5, 75:16, 144:5, 152:25 almost [1] - 25:21 alone [1] - 172:4 alongside [2] - 163:10, 163:12 alphabet [1] - 54:20 ALSO [1] - 1:16 alter [1] - 205:2 alterations [2] - 65:25, 108:8 altered [4] - 64:15, 105:8, 108:6 alternative [5] - 15:1, 21:17, 99:22, 150:9, 161:18 alternatives [3] - 33:4, 99:19, 173:14 aluminum [14] - 72:11, 79:1, 79:3, 93:15, 94:2, 94:3, 94:7, 94:13, 96:9, 96:11,</p>	<p>96:12, 96:17, 97:18, 112:9 ambiance [1] - 171:18 ambience [1] - 148:13 amend [12] - 27:18, 27:24, 28:8, 81:16, 82:19, 90:10, 130:9, 130:14, 130:16, 130:20, 132:2, 132:3 amended [3] - 81:19, 82:21, 132:17 amending [4] - 84:24, 91:16, 130:16, 144:12 amendment [1] - 132:2 amenity [2] - 51:19, 52:2 America's [1] - 145:18 American [7] - 9:15, 9:22, 10:3, 10:14, 151:4, 159:7, 193:12 Amkin [9] - 153:19, 153:23, 154:1, 154:7, 155:18, 159:18, 161:18, 162:3, 167:20 amount [1] - 194:20 analysis [7] - 146:19, 165:21, 165:23, 166:10, 166:16, 191:14, 195:18 ANDERSON [2] - 1:17, 2:13 Anderson [1] - 2:13 ANDRES [1] - 1:13 Andres [1] - 2:20 Angela [1] - 101:15 angled [1] - 147:25 animals [1] - 176:14 announcement [1] - 155:6 answer [4] - 52:9, 153:4, 171:7, 203:7 answered [1] - 139:21 anticipated [1] - 146:11 anytime [1] - 25:3 anyway [1] - 28:7 apart [1] - 175:22 apartment [1] - 45:25 Apologize [1] - 52:14 apparent [2] - 99:9, 99:19 appeal [3] - 45:9, 45:10, 181:12 appear [4] - 7:19, 68:25, 150:24, 201:7 appearance [5] - 42:19, 94:8, 108:13,</p>
---	--	--	---	--

<p>110:9, 122:8 appeared [2] - 14:21, 133:6 appearing [1] - 20:21 appendix [1] - 151:20 appendixes [1] - 196:2 applicant [79] - 8:5, 8:9, 8:10, 12:22, 14:10, 17:9, 23:3, 25:1, 28:21, 30:5, 30:19, 31:1, 31:10, 33:15, 35:17, 39:15, 41:6, 43:9, 48:10, 48:20, 50:17, 50:19, 53:5, 56:3, 56:25, 63:22, 64:20, 66:7, 67:4, 67:20, 69:5, 69:8, 71:25, 73:1, 78:1, 78:12, 79:8, 79:22, 79:25, 85:2, 91:18, 91:20, 92:6, 93:25, 94:22, 96:6, 96:22, 99:10, 100:1, 100:9, 101:5, 104:4, 107:8, 111:11, 113:5, 120:14, 121:24, 122:4, 122:22, 124:14, 125:14, 125:18, 126:24, 129:24, 133:22, 136:10, 137:10, 137:22, 140:12, 146:9, 149:6, 149:10, 149:22, 150:10, 151:14, 152:9, 203:12, 203:25, 204:13 applicant's [3] - 29:24, 105:4, 118:8 application [44] - 12:17, 27:24, 29:20, 45:7, 45:8, 45:14, 47:22, 59:10, 63:21, 63:24, 81:5, 81:16, 82:8, 82:15, 82:20, 83:3, 89:22, 90:1, 90:3, 92:22, 98:15, 99:12, 102:9, 103:12, 104:7, 108:25, 119:15, 119:16, 120:1, 125:5, 132:23, 138:4, 141:2, 141:23, 145:11, 151:24, 181:12, 181:17, 182:21, 193:22, 196:16, 199:24, 204:12,</p>	<p>207:4 applied [1] - 109:14 apply [1] - 88:25 applying [1] - 52:21 appreciate [13] - 50:15, 57:23, 58:18, 63:1, 88:25, 92:16, 101:3, 153:14, 181:18, 190:6, 192:21, 197:19, 203:7 approach [2] - 164:13, 169:12 approaches [25] - 15:9, 31:13, 41:9, 48:15, 57:8, 70:13, 73:17, 86:4, 94:25, 100:12, 101:12, 107:9, 115:22, 122:25, 127:20, 134:13, 152:11, 156:10, 174:20, 176:17, 181:21, 183:7, 186:21, 187:25, 201:19 appropriate [9] - 49:19, 51:4, 54:21, 66:13, 66:19, 94:4, 111:9, 134:3, 150:6 Appropriateness [4] - 12:15, 92:19, 98:13, 119:23 Approval [7] - 19:18, 20:1, 24:15, 25:2, 28:6, 28:24, 29:1 approval [27] - 7:23, 11:14, 20:5, 29:21, 34:11, 34:13, 34:16, 39:24, 40:16, 54:3, 54:22, 54:23, 54:24, 55:13, 63:24, 70:1, 80:21, 80:22, 85:23, 94:16, 99:25, 112:15, 122:16, 133:11, 140:18, 160:2, 180:12 approvals [2] - 55:12, 105:7 approve [44] - 3:11, 4:16, 8:18, 12:1, 27:20, 27:25, 28:12, 28:19, 36:12, 36:14, 36:15, 43:20, 43:24, 44:11, 45:17, 59:3, 59:13, 59:23, 63:9, 67:20, 78:23, 79:17, 80:15, 80:21, 82:9, 83:1, 85:22, 86:10, 87:7, 90:9, 91:16, 97:9, 102:22,</p>	<p>115:14, 121:13, 129:4, 138:7, 142:5, 143:11, 143:22, 144:13, 191:1, 191:10, 208:3 approved [31] - 3:20, 4:24, 9:3, 12:13, 28:14, 29:13, 35:23, 36:1, 38:10, 44:9, 44:19, 52:11, 61:6, 63:17, 65:3, 77:8, 79:17, 92:15, 98:6, 103:9, 104:14, 104:20, 105:4, 110:6, 111:23, 112:13, 132:20, 133:8, 133:19, 137:6, 145:8 approves [3] - 42:11, 45:6, 58:10 approving [5] - 35:15, 35:16, 82:4, 90:6, 191:7 April [3] - 47:24, 121:17, 194:19 archaeological [1] - 48:6 arched [2] - 11:7, 11:8 archeological [1] - 173:25 architect [10] - 11:12, 150:11, 151:19, 159:23, 160:8, 177:23, 184:21, 186:2, 189:24, 190:3 architect's [1] - 164:19 architects [1] - 145:19 architectural [20] - 11:6, 11:10, 12:23, 13:8, 48:6, 49:14, 54:3, 56:14, 56:16, 99:16, 106:10, 121:6, 151:8, 169:23, 173:24, 177:17, 178:10, 184:1, 184:13, 192:2 architecturally [4] - 108:21, 148:9, 171:17, 178:14 architecture [5] - 13:17, 133:20, 148:7, 189:11, 190:7 Architecture [1] - 48:25 area [9] - 9:12, 51:24, 114:3, 118:2, 150:24, 165:21, 165:22, 179:2, 179:7 areas [2] - 124:4,</p>	<p>149:3 argue [2] - 24:9, 169:25 argument [1] - 53:16 ARIMUS [1] - 1:18 art [1] - 147:21 article [2] - 189:15, 189:19 artisans [1] - 172:2 asbestos [16] - 18:14, 64:23, 65:6, 65:21, 67:13, 68:1, 132:25, 133:9, 133:10, 133:12, 133:17, 135:16, 136:4, 138:20, 138:22, 138:25 Ashley [11] - 44:21, 44:24, 45:21, 46:5, 46:9, 46:14, 46:22, 47:4, 49:17, 59:4, 61:6 aside [1] - 164:12 aspect [2] - 96:8, 115:3 aspects [1] - 185:12 asphalt [5] - 13:2, 13:22, 18:19, 25:24, 104:19 assembled [1] - 49:3 assembling [2] - 161:20, 162:6 assembly [9] - 145:13, 147:16, 148:16, 166:8, 166:18, 177:4, 177:15, 178:17, 182:13 Assembly [1] - 162:21 assess [4] - 68:17, 98:25, 121:19, 122:12 assessed [3] - 93:18, 99:2, 106:8 asset [1] - 154:7 assisted [1] - 136:3 associated [2] - 6:6, 46:10 Associates [1] - 166:16 association [1] - 184:23 associations [1] - 185:15 assume [1] - 87:19 assuming [3] - 18:3, 175:19, 192:13 assumptions [1] - 160:11 assurance [1] - 55:21 at-risk [1] - 95:24</p>	<p>Atlanta [1] - 162:20 attached [8] - 12:20, 26:15, 103:13, 103:18, 105:11, 106:2, 106:5, 201:8 attained [1] - 207:9 attempt [1] - 180:16 attend [1] - 8:10 attendance [1] - 141:6 attention [2] - 42:14, 184:7 attracting [1] - 189:1 attractive [1] - 10:1 AUDIENCE [49] - 4:13, 8:6, 8:13, 11:23, 14:12, 15:11, 15:14, 20:11, 31:11, 31:16, 34:4, 41:7, 41:12, 43:17, 57:6, 57:11, 58:24, 62:12, 62:14, 62:17, 62:21, 63:1, 63:6, 70:16, 73:11, 77:17, 94:23, 95:3, 97:4, 102:19, 107:12, 113:12, 122:23, 123:3, 127:14, 128:25, 134:16, 137:17, 152:12, 174:23, 176:18, 181:22, 183:8, 186:19, 186:22, 187:23, 188:1, 190:22, 204:7 audience [1] - 177:11 Audience [16] - 15:9, 31:13, 41:9, 57:8, 70:13, 94:25, 107:9, 122:25, 134:13, 152:11, 174:20, 176:17, 181:21, 183:7, 186:21, 187:25 August [1] - 98:24 Augustine [2] - 70:17, 183:11 Authority [3] - 54:8, 55:2, 55:16 authority [1] - 64:25 authorized [1] - 210:8 authors [1] - 184:25 auto [3] - 177:18, 184:15, 184:20 automobiles [3] - 145:22, 145:23, 147:24 available [8] - 52:3, 100:19, 172:1, 172:5, 179:14, 186:1, 186:13, 193:15</p>
--	--	--	--	--

<p>Avenue [15] - 4:4, 5:3, 12:16, 15:15, 16:23, 29:19, 31:17, 62:1, 62:2, 62:3, 101:16, 105:14, 118:5, 118:7, 118:16 avenues [2] - 179:23, 190:16 Avondale [8] - 12:16, 15:15, 16:22, 26:14, 98:18, 101:16, 101:17, 108:20 award [1] - 177:7 award-winning [1] - 177:7 aware [3] - 109:24, 128:5, 201:10 awesome [1] - 78:3 aye [24] - 3:16, 4:20, 8:24, 12:9, 29:9, 38:6, 44:5, 44:15, 61:2, 63:13, 92:11, 98:2, 103:5, 119:7, 119:8, 119:9, 132:13, 145:4, 199:13, 199:17, 199:18, 199:19, 206:19, 209:7</p>	<p>bathrooms [1] - 148:1 Bay [1] - 177:16 beam [1] - 66:4 beams [1] - 123:20 bearing [1] - 7:18 beautiful [2] - 177:10, 202:17 Beaver [7] - 9:5, 9:8, 9:11, 10:2, 10:11, 10:23, 11:15 became [1] - 10:13 become [1] - 159:9 becomes [1] - 87:4 beforehand [2] - 75:18, 126:20 began [2] - 125:1, 146:2 begin [1] - 83:4 beginning [2] - 74:6, 116:20 behalf [8] - 48:20, 95:4, 100:17, 101:17, 181:24, 182:14, 188:20, 201:22 behind [3] - 121:10, 174:4, 197:22 believes [1] - 147:12 belong [1] - 163:20 below [1] - 68:3 Bend [1] - 123:4 benefit [1] - 21:10 best [7] - 21:7, 58:3, 87:18, 88:4, 112:17, 140:9, 142:8 better [7] - 58:7, 109:19, 144:4, 147:11, 157:18, 173:13, 174:11 between [10] - 5:21, 30:3, 42:21, 42:24, 46:16, 50:3, 127:7, 131:15, 135:8, 155:9 beyond [7] - 97:14, 122:3, 134:1, 147:13, 150:22, 191:16, 193:9 big [4] - 32:7, 117:18, 148:10, 149:20 biggest [2] - 21:12, 113:21 bit [18] - 17:12, 39:20, 48:23, 50:19, 56:7, 74:7, 75:20, 117:5, 117:9, 117:10, 137:12, 153:10, 158:1, 158:25, 177:13, 198:2, 198:9, 208:11 black [2] - 9:17, 10:7</p>	<p>black-owned [1] - 9:17 Blacksmith [2] - 194:25, 195:6 blank [1] - 160:6 block [25] - 11:2, 13:1, 30:9, 32:12, 38:21, 39:8, 39:14, 39:19, 42:15, 42:19, 46:5, 49:3, 105:10, 120:7, 120:10, 121:19, 121:22, 121:25, 124:7, 126:16, 129:13, 129:20, 129:21, 130:21, 132:4 blocks [2] - 16:21, 126:4 Blodgett [3] - 10:10, 10:13, 10:21 blue [1] - 174:12 blue-collar [1] - 174:12 bluff [2] - 202:18 Board [2] - 49:1, 54:2 board [4] - 112:15, 169:15, 183:24 boat [1] - 184:19 Boback [2] - 70:16, 86:4 BOBACK [24] - 70:22, 71:2, 71:5, 72:7, 72:11, 72:13, 72:23, 73:2, 73:8, 86:18, 88:7, 88:14, 88:16, 88:20, 89:3, 89:21, 89:24, 90:16, 90:20, 91:8, 91:12, 92:4, 92:8, 92:16 bodies [2] - 54:15, 195:14 body [6] - 54:5, 58:10, 75:19, 104:8, 179:15, 180:12 book [3] - 25:19, 207:11, 208:6 books [1] - 200:20 booming [1] - 189:1 Boone [4] - 103:16, 114:22, 117:5, 117:19 born [1] - 10:12 boss [1] - 141:14 Boston [1] - 162:23 bottom [1] - 112:1 bought [2] - 180:1, 180:2 Boulevard [2] - 165:10, 188:2 boundaries [1] -</p>	<p>148:14 bounded [1] - 98:20 box [1] - 149:20 boxcars [1] - 147:22 brand [1] - 12:24 break [7] - 3:3, 61:11, 61:16, 98:8, 135:17, 157:1, 176:6 breezes [1] - 147:25 brick [53] - 7:2, 11:9, 26:16, 30:2, 30:13, 35:14, 36:19, 37:9, 47:10, 58:16, 66:20, 120:2, 120:6, 121:10, 121:13, 121:18, 121:25, 122:2, 122:5, 122:6, 123:17, 123:22, 124:9, 124:15, 126:5, 126:13, 126:17, 127:2, 129:11, 129:19, 129:20, 129:23, 129:25, 130:3, 130:21, 131:2, 131:3, 131:4, 131:9, 131:14, 131:15, 131:21, 131:23, 131:24, 132:4, 132:5, 132:6, 132:7, 192:17 brick-framed [1] - 129:19 brick-like [1] - 30:13 brickwork [2] - 11:7, 147:4 Bridge [1] - 165:8 bridge [1] - 197:24 brief [1] - 98:10 Brief [1] - 162:1 bring [9] - 26:5, 42:9, 108:12, 128:21, 163:12, 163:13, 167:2, 174:17 bringing [3] - 25:25, 158:8, 161:11 Broad [10] - 5:11, 5:14, 5:17, 5:18, 5:21, 6:2, 6:4, 6:9, 6:22, 7:24 broader [1] - 139:20 broken [2] - 38:3, 58:13 brought [4] - 14:11, 157:10, 169:3, 176:12 brushes [1] - 135:8 buck [1] - 180:17 budget [3] - 55:3, 164:23, 173:13</p>	<p>build [1] - 167:24 builder [2] - 10:10, 11:12 builders [1] - 193:12 Building [1] - 1:7 building [107] - 5:17, 6:2, 6:12, 6:14, 7:1, 7:19, 10:1, 11:2, 13:16, 44:23, 44:25, 45:20, 45:23, 45:25, 47:5, 47:10, 47:12, 47:17, 50:3, 50:5, 50:8, 51:16, 53:1, 53:15, 53:22, 55:6, 56:19, 58:6, 58:17, 59:15, 59:20, 60:21, 64:20, 68:24, 93:13, 95:25, 102:7, 106:11, 135:9, 135:25, 140:4, 143:25, 147:10, 147:13, 148:5, 149:13, 149:15, 149:23, 150:22, 154:4, 155:8, 158:4, 158:8, 158:11, 158:15, 159:6, 159:12, 159:20, 160:4, 161:16, 163:4, 163:20, 164:8, 164:21, 165:1, 165:12, 165:23, 167:8, 169:24, 170:3, 171:18, 171:24, 172:3, 172:8, 172:23, 173:5, 173:8, 177:1, 177:15, 177:21, 178:4, 178:8, 178:22, 178:24, 179:1, 179:10, 179:12, 180:19, 182:16, 182:23, 184:11, 184:19, 185:5, 186:8, 186:11, 189:4, 190:17, 191:16, 191:19, 191:24, 192:15, 192:22, 192:25, 198:10, 198:18, 198:21 Buildings [2] - 151:5, 159:7 buildings [21] - 6:5, 10:20, 46:4, 46:14, 49:11, 52:8, 52:17, 135:22, 144:7, 149:21, 150:1, 161:10, 189:7,</p>
<b>B</b>				
<p>background [2] - 17:13, 201:23 backs [1] - 114:22 backtrack [1] - 145:9 backyard [2] - 35:24, 35:25 backyards [1] - 42:6 bad [11] - 82:17, 87:14, 96:2, 123:17, 135:5, 135:6, 135:7, 143:8, 180:25, 181:15 ball [1] - 177:18 Ball [1] - 1:7 ballooned [1] - 176:2 Band [1] - 84:9 Band-Aids [1] - 84:9 bank [1] - 154:4 bargaining [1] - 56:8 barges [1] - 164:4 based [14] - 5:20, 8:17, 20:23, 27:25, 47:25, 64:18, 66:1, 80:22, 85:13, 87:12, 93:16, 94:5, 97:14, 115:20 basis [2] - 163:9, 164:25 bathroom [1] - 160:22</p>	<p>between [10] - 5:21, 30:3, 42:21, 42:24, 46:16, 50:3, 127:7, 131:15, 135:8, 155:9 beyond [7] - 97:14, 122:3, 134:1, 147:13, 150:22, 191:16, 193:9 big [4] - 32:7, 117:18, 148:10, 149:20 biggest [2] - 21:12, 113:21 bit [18] - 17:12, 39:20, 48:23, 50:19, 56:7, 74:7, 75:20, 117:5, 117:9, 117:10, 137:12, 153:10, 158:1, 158:25, 177:13, 198:2, 198:9, 208:11 black [2] - 9:17, 10:7</p>	<p>black-owned [1] - 9:17 Blacksmith [2] - 194:25, 195:6 blank [1] - 160:6 block [25] - 11:2, 13:1, 30:9, 32:12, 38:21, 39:8, 39:14, 39:19, 42:15, 42:19, 46:5, 49:3, 105:10, 120:7, 120:10, 121:19, 121:22, 121:25, 124:7, 126:16, 129:13, 129:20, 129:21, 130:21, 132:4 blocks [2] - 16:21, 126:4 Blodgett [3] - 10:10, 10:13, 10:21 blue [1] - 174:12 blue-collar [1] - 174:12 bluff [2] - 202:18 Board [2] - 49:1, 54:2 board [4] - 112:15, 169:15, 183:24 boat [1] - 184:19 Boback [2] - 70:16, 86:4 BOBACK [24] - 70:22, 71:2, 71:5, 72:7, 72:11, 72:13, 72:23, 73:2, 73:8, 86:18, 88:7, 88:14, 88:16, 88:20, 89:3, 89:21, 89:24, 90:16, 90:20, 91:8, 91:12, 92:4, 92:8, 92:16 bodies [2] - 54:15, 195:14 body [6] - 54:5, 58:10, 75:19, 104:8, 179:15, 180:12 book [3] - 25:19, 207:11, 208:6 books [1] - 200:20 booming [1] - 189:1 Boone [4] - 103:16, 114:22, 117:5, 117:19 born [1] - 10:12 boss [1] - 141:14 Boston [1] - 162:23 bottom [1] - 112:1 bought [2] - 180:1, 180:2 Boulevard [2] - 165:10, 188:2 boundaries [1] -</p>	<p>148:14 bounded [1] - 98:20 box [1] - 149:20 boxcars [1] - 147:22 brand [1] - 12:24 break [7] - 3:3, 61:11, 61:16, 98:8, 135:17, 157:1, 176:6 breezes [1] - 147:25 brick [53] - 7:2, 11:9, 26:16, 30:2, 30:13, 35:14, 36:19, 37:9, 47:10, 58:16, 66:20, 120:2, 120:6, 121:10, 121:13, 121:18, 121:25, 122:2, 122:5, 122:6, 123:17, 123:22, 124:9, 124:15, 126:5, 126:13, 126:17, 127:2, 129:11, 129:19, 129:20, 129:23, 129:25, 130:3, 130:21, 131:2, 131:3, 131:4, 131:9, 131:14, 131:15, 131:21, 131:23, 131:24, 132:4, 132:5, 132:6, 132:7, 192:17 brick-framed [1] - 129:19 brick-like [1] - 30:13 brickwork [2] - 11:7, 147:4 Bridge [1] - 165:8 bridge [1] - 197:24 brief [1] - 98:10 Brief [1] - 162:1 bring [9] - 26:5, 42:9, 108:12, 128:21, 163:12, 163:13, 167:2, 174:17 bringing [3] - 25:25, 158:8, 161:11 Broad [10] - 5:11, 5:14, 5:17, 5:18, 5:21, 6:2, 6:4, 6:9, 6:22, 7:24 broader [1] - 139:20 broken [2] - 38:3, 58:13 brought [4] - 14:11, 157:10, 169:3, 176:12 brushes [1] - 135:8 buck [1] - 180:17 budget [3] - 55:3, 164:23, 173:13</p>	<p>build [1] - 167:24 builder [2] - 10:10, 11:12 builders [1] - 193:12 Building [1] - 1:7 building [107] - 5:17, 6:2, 6:12, 6:14, 7:1, 7:19, 10:1, 11:2, 13:16, 44:23, 44:25, 45:20, 45:23, 45:25, 47:5, 47:10, 47:12, 47:17, 50:3, 50:5, 50:8, 51:16, 53:1, 53:15, 53:22, 55:6, 56:19, 58:6, 58:17, 59:15, 59:20, 60:21, 64:20, 68:24, 93:13, 95:25, 102:7, 106:11, 135:9, 135:25, 140:4, 143:25, 147:10, 147:13, 148:5, 149:13, 149:15, 149:23, 150:22, 154:4, 155:8, 158:4, 158:8, 158:11, 158:15, 159:6, 159:12, 159:20, 160:4, 161:16, 163:4, 163:20, 164:8, 164:21, 165:1, 165:12, 165:23, 167:8, 169:24, 170:3, 171:18, 171:24, 172:3, 172:8, 172:23, 173:5, 173:8, 177:1, 177:15, 177:21, 178:4, 178:8, 178:22, 178:24, 179:1, 179:10, 179:12, 180:19, 182:16, 182:23, 184:11, 184:19, 185:5, 186:8, 186:11, 189:4, 190:17, 191:16, 191:19, 191:24, 192:15, 192:22, 192:25, 198:10, 198:18, 198:21 Buildings [2] - 151:5, 159:7 buildings [21] - 6:5, 10:20, 46:4, 46:14, 49:11, 52:8, 52:17, 135:22, 144:7, 149:21, 150:1, 161:10, 189:7,</p>

<p>189:10, 189:20, 190:5, 192:20, 197:19, 200:13 builds [1] - 167:25 built [18] - 5:21, 17:21, 39:3, 116:19, 145:17, 148:2, 172:2, 172:8, 172:11, 172:12, 177:6, 182:23, 189:17, 189:21, 189:23, 190:3, 190:4 bulkhead [11] - 146:10, 147:2, 150:12, 150:14, 150:18, 158:6, 158:7, 158:11, 168:14, 178:25, 192:14 bulkheads [4] - 161:21, 168:11, 178:22, 195:17 bunch [1] - 136:14 bungalow [1] - 108:20 burned [1] - 135:15 Burney [1] - 6:10 burnt [2] - 136:12, 136:13 Business [3] - 44:20, 188:22, 200:1 business [5] - 9:21, 10:8, 10:14, 10:18, 167:25 businesses [2] - 9:17, 10:19 busy [1] - 135:20 buy [4] - 71:20, 74:22, 180:7, 190:8 buying [2] - 74:23, 161:19</p>	<p>carriage-style [1] - 103:25 carries [1] - 19:6 cars [2] - 145:25, 164:5 case [14] - 15:4, 37:10, 45:13, 60:20, 76:11, 77:13, 80:13, 87:11, 87:18, 87:21, 124:3, 163:4, 195:23 casement [3] - 80:23, 81:2, 93:1 cases [1] - 88:3 casing [3] - 96:11, 96:12, 96:17 cat [4] - 175:9, 175:13, 175:15, 176:11 catalog [1] - 172:5 catch [3] - 147:25, 161:5, 161:6 cats [1] - 175:10 caught [1] - 161:4 caveat [1] - 197:25 Cecil [2] - 165:19 ceiling [3] - 66:3, 66:14, 160:24 ceilings [1] - 160:25 cell [1] - 3:5 cement [3] - 104:1, 124:24, 155:25 cementitious [4] - 65:5, 65:20, 112:3, 133:9 center [5] - 9:14, 9:21, 93:9, 146:6, 177:8 Center [1] - 165:20 centerpiece [1] - 165:13 century [3] - 9:12, 9:23, 10:16 CEO [1] - 153:25 certain [3] - 84:4, 84:21, 87:16 certainly [4] - 110:2, 156:5, 185:19, 186:4 CERTIFICATE [1] - 210:1 Certificates [4] - 12:14, 92:19, 98:13, 119:22 certify [1] - 210:8 chair [2] - 36:20, 191:3 Chair [92] - 1:13, 14:4, 14:19, 19:5, 19:9, 19:25, 20:18, 20:24, 21:15, 21:25, 22:12, 23:3, 23:13, 24:25, 26:25, 27:23, 28:9, 33:22, 34:9, 35:1,</p>	<p>35:10, 35:22, 38:17, 40:4, 50:18, 53:6, 56:10, 59:8, 59:16, 60:6, 60:11, 60:18, 72:2, 72:19, 77:21, 77:25, 78:11, 78:25, 79:5, 79:14, 79:20, 80:12, 80:18, 82:6, 82:24, 83:24, 85:6, 85:17, 86:20, 88:22, 91:5, 92:2, 96:7, 111:13, 113:20, 114:4, 115:17, 116:15, 117:23, 124:13, 125:4, 125:18, 126:3, 130:25, 131:7, 131:18, 137:2, 137:22, 138:11, 138:24, 139:1, 139:15, 140:2, 140:8, 140:17, 141:22, 143:19, 144:23, 151:18, 151:25, 170:1, 193:20, 194:2, 194:12, 196:13, 197:5, 203:14, 204:12, 204:15, 206:9, 207:21, 208:21 CHAIRMAN [305] - 2:3, 2:19, 2:24, 3:15, 3:17, 3:19, 4:9, 4:14, 4:19, 4:21, 4:23, 5:6, 7:25, 8:3, 8:7, 8:11, 8:14, 8:20, 8:23, 8:25, 9:2, 11:16, 11:19, 11:24, 12:6, 12:8, 12:10, 12:12, 14:2, 14:14, 15:6, 15:10, 15:12, 15:16, 15:20, 15:23, 16:8, 17:2, 17:5, 17:8, 19:3, 19:21, 20:9, 20:12, 20:17, 22:17, 22:20, 22:24, 24:2, 25:6, 26:7, 26:20, 28:15, 29:4, 29:8, 29:10, 29:12, 29:16, 31:5, 31:8, 31:12, 31:14, 31:18, 32:4, 33:2, 33:14, 33:17, 33:21, 34:2, 34:5, 34:13, 34:19, 34:23, 35:20, 36:4, 36:22, 37:25, 38:5, 38:7, 38:9, 38:22, 39:22, 39:25, 40:2, 41:1, 41:4, 41:8, 41:10, 41:14, 43:8, 43:11,</p>	<p>43:14, 43:18, 43:23, 43:25, 44:4, 44:6, 44:8, 44:14, 44:16, 44:18, 48:11, 48:13, 48:16, 50:16, 53:4, 56:2, 56:24, 57:2, 57:7, 57:9, 57:13, 58:21, 58:25, 59:6, 60:24, 61:3, 61:5, 62:8, 62:13, 62:16, 62:19, 62:22, 63:3, 63:7, 63:12, 63:14, 63:16, 70:8, 70:11, 70:14, 70:18, 71:4, 71:24, 72:25, 73:5, 73:9, 73:12, 73:15, 73:20, 76:7, 76:22, 77:11, 77:15, 77:18, 86:2, 86:5, 88:6, 88:13, 88:15, 88:18, 89:11, 89:23, 89:25, 90:5, 91:14, 92:10, 92:12, 92:14, 92:18, 94:18, 94:20, 94:24, 95:1, 95:6, 95:16, 95:18, 96:5, 96:11, 96:13, 96:21, 96:24, 97:2, 97:5, 97:12, 97:22, 98:1, 98:3, 98:5, 98:11, 100:4, 100:7, 100:11, 100:13, 101:4, 101:7, 101:11, 101:13, 102:16, 102:20, 102:25, 103:3, 103:6, 103:8, 107:3, 107:6, 107:10, 107:15, 111:10, 113:4, 113:7, 113:10, 113:13, 113:18, 115:15, 117:13, 118:17, 118:21, 119:1, 119:4, 119:10, 119:12, 119:16, 122:18, 122:20, 122:24, 123:1, 123:5, 124:12, 125:13, 126:23, 127:10, 127:15, 127:18, 127:22, 128:2, 128:23, 129:1, 129:8, 130:12, 130:24, 132:10, 132:12, 132:14, 132:16, 132:19, 134:8, 134:11, 134:14, 134:18, 136:9, 136:19, 136:22, 136:25,</p>	<p>137:15, 137:18, 142:16, 142:25, 144:9, 144:18, 145:2, 145:5, 145:7, 151:15, 152:5, 152:8, 156:9, 156:11, 157:3, 157:8, 161:24, 162:2, 170:20, 170:24, 171:3, 171:8, 174:17, 174:21, 176:15, 181:19, 183:4, 186:16, 186:20, 187:19, 187:21, 187:24, 190:20, 190:23, 191:4, 193:16, 193:25, 198:7, 199:5, 199:8, 199:12, 199:15, 199:20, 199:22, 201:14, 201:17, 203:11, 203:24, 204:2, 204:5, 204:8, 205:23, 206:1, 206:8, 206:17, 206:20, 206:22, 207:25, 209:4, 209:10, 209:12 Chairman [9] - 1:13, 129:9, 152:24 chairman [2] - 2:19, 201:20 Challen [3] - 16:25, 26:17, 62:1 challenge [3] - 118:9, 148:10, 148:11 chance [4] - 33:4, 75:18, 108:2, 187:16 change [13] - 5:18, 18:1, 34:15, 39:16, 42:1, 43:5, 84:19, 84:21, 85:12, 85:16, 104:23, 203:10, 205:3 changed [3] - 76:15, 85:4, 166:13 changes [1] - 64:16 changing [3] - 64:8, 66:24, 84:24 channel [1] - 150:3 chapel [2] - 11:2, 11:8 Chapter [3] - 104:4, 179:17, 200:11 character [9] - 6:20, 30:11, 66:10, 66:17, 67:16, 68:13, 105:9, 121:6, 188:16 character-defining [2] - 6:20, 68:13</p>
<p><b>C</b></p>				
<p>calendar [1] - 45:11 California [1] - 177:1 calm [1] - 42:19 Cambridge [1] - 166:17 camp [1] - 95:24 campus [1] - 190:5 candidate [1] - 149:23 cannot [1] - 190:8 cans [2] - 36:2 capable [2] - 149:8, 173:9 car [2] - 29:25, 32:17 care [5] - 143:1, 155:12, 175:15, 180:13, 188:15 carriage [1] - 103:25</p>	<p>carriage-style [1] - 103:25 carries [1] - 19:6 cars [2] - 145:25, 164:5 case [14] - 15:4, 37:10, 45:13, 60:20, 76:11, 77:13, 80:13, 87:11, 87:18, 87:21, 124:3, 163:4, 195:23 casement [3] - 80:23, 81:2, 93:1 cases [1] - 88:3 casing [3] - 96:11, 96:12, 96:17 cat [4] - 175:9, 175:13, 175:15, 176:11 catalog [1] - 172:5 catch [3] - 147:25, 161:5, 161:6 cats [1] - 175:10 caught [1] - 161:4 caveat [1] - 197:25 Cecil [2] - 165:19 ceiling [3] - 66:3, 66:14, 160:24 ceilings [1] - 160:25 cell [1] - 3:5 cement [3] - 104:1, 124:24, 155:25 cementitious [4] - 65:5, 65:20, 112:3, 133:9 center [5] - 9:14, 9:21, 93:9, 146:6, 177:8 Center [1] - 165:20 centerpiece [1] - 165:13 century [3] - 9:12, 9:23, 10:16 CEO [1] - 153:25 certain [3] - 84:4, 84:21, 87:16 certainly [4] - 110:2, 156:5, 185:19, 186:4 CERTIFICATE [1] - 210:1 Certificates [4] - 12:14, 92:19, 98:13, 119:22 certify [1] - 210:8 chair [2] - 36:20, 191:3 Chair [92] - 1:13, 14:4, 14:19, 19:5, 19:9, 19:25, 20:18, 20:24, 21:15, 21:25, 22:12, 23:3, 23:13, 24:25, 26:25, 27:23, 28:9, 33:22, 34:9, 35:1,</p>	<p>35:10, 35:22, 38:17, 40:4, 50:18, 53:6, 56:10, 59:8, 59:16, 60:6, 60:11, 60:18, 72:2, 72:19, 77:21, 77:25, 78:11, 78:25, 79:5, 79:14, 79:20, 80:12, 80:18, 82:6, 82:24, 83:24, 85:6, 85:17, 86:20, 88:22, 91:5, 92:2, 96:7, 111:13, 113:20, 114:4, 115:17, 116:15, 117:23, 124:13, 125:4, 125:18, 126:3, 130:25, 131:7, 131:18, 137:2, 137:22, 138:11, 138:24, 139:1, 139:15, 140:2, 140:8, 140:17, 141:22, 143:19, 144:23, 151:18, 151:25, 170:1, 193:20, 194:2, 194:12, 196:13, 197:5, 203:14, 204:12, 204:15, 206:9, 207:21, 208:21 CHAIRMAN [305] - 2:3, 2:19, 2:24, 3:15, 3:17, 3:19, 4:9, 4:14, 4:19, 4:21, 4:23, 5:6, 7:25, 8:3, 8:7, 8:11, 8:14, 8:20, 8:23, 8:25, 9:2, 11:16, 11:19, 11:24, 12:6, 12:8, 12:10, 12:12, 14:2, 14:14, 15:6, 15:10, 15:12, 15:16, 15:20, 15:23, 16:8, 17:2, 17:5, 17:8, 19:3, 19:21, 20:9, 20:12, 20:17, 22:17, 22:20, 22:24, 24:2, 25:6, 26:7, 26:20, 28:15, 29:4, 29:8, 29:10, 29:12, 29:16, 31:5, 31:8, 31:12, 31:14, 31:18, 32:4, 33:2, 33:14, 33:17, 33:21, 34:2, 34:5, 34:13, 34:19, 34:23, 35:20, 36:4, 36:22, 37:25, 38:5, 38:7, 38:9, 38:22, 39:22, 39:25, 40:2, 41:1, 41:4, 41:8, 41:10, 41:14, 43:8, 43:11,</p>	<p>43:14, 43:18, 43:23, 43:25, 44:4, 44:6, 44:8, 44:14, 44:16, 44:18, 48:11, 48:13, 48:16, 50:16, 53:4, 56:2, 56:24, 57:2, 57:7, 57:9, 57:13, 58:21, 58:25, 59:6, 60:24, 61:3, 61:5, 62:8, 62:13, 62:16, 62:19, 62:22, 63:3, 63:7, 63:12, 63:14, 63:16, 70:8, 70:11, 70:14, 70:18, 71:4, 71:24, 72:25, 73:5, 73:9, 73:12, 73:15, 73:20, 76:7, 76:22, 77:11, 77:15, 77:18, 86:2, 86:5, 88:6, 88:13, 88:15, 88:18, 89:11, 89:23, 89:25, 90:5, 91:14, 92:10, 92:12, 92:14, 92:18, 94:18, 94:20, 94:24, 95:1, 95:6, 95:16, 95:18, 96:5, 96:11, 96:13, 96:21, 96:24, 97:2, 97:5, 97:12, 97:22, 98:1, 98:3, 98:5, 98:11, 100:4, 100:7, 100:11, 100:13, 101:4, 101:7, 101:11, 101:13, 102:16, 102:20, 102:25, 103:3, 103:6, 103:8, 107:3, 107:6, 107:10, 107:15, 111:10, 113:4, 113:7, 113:10, 113:13, 113:18, 115:15, 117:13, 118:17, 118:21, 119:1, 119:4, 119:10, 119:12, 119:16, 122:18, 122:20, 122:24, 123:1, 123:5, 124:12, 125:13, 126:23, 127:10, 127:15, 127:18, 127:22, 128:2, 128:23, 129:1, 129:8, 130:12, 130:24, 132:10, 132:12, 132:14, 132:16, 132:19, 134:8, 134:11, 134:14, 134:18, 136:9, 136:19, 136:22, 136:25,</p>	<p>137:15, 137:18, 142:16, 142:25, 144:9, 144:18, 145:2, 145:5, 145:7, 151:15, 152:5, 152:8, 156:9, 156:11, 157:3, 157:8, 161:24, 162:2, 170:20, 170:24, 171:3, 171:8, 174:17, 174:21, 176:15, 181:19, 183:4, 186:16, 186:20, 187:19, 187:21, 187:24, 190:20, 190:23, 191:4, 193:16, 193:25, 198:7, 199:5, 199:8, 199:12, 199:15, 199:20, 199:22, 201:14, 201:17, 203:11, 203:24, 204:2, 204:5, 204:8, 205:23, 206:1, 206:8, 206:17, 206:20, 206:22, 207:25, 209:4, 209:10, 209:12 Chairman [9] - 1:13, 129:9, 152:24 chairman [2] - 2:19, 201:20 Challen [3] - 16:25, 26:17, 62:1 challenge [3] - 118:9, 148:10, 148:11 chance [4] - 33:4, 75:18, 108:2, 187:16 change [13] - 5:18, 18:1, 34:15, 39:16, 42:1, 43:5, 84:19, 84:21, 85:12, 85:16, 104:23, 203:10, 205:3 changed [3] - 76:15, 85:4, 166:13 changes [1] - 64:16 changing [3] - 64:8, 66:24, 84:24 channel [1] - 150:3 chapel [2] - 11:2, 11:8 Chapter [3] - 104:4, 179:17, 200:11 character [9] - 6:20, 30:11, 66:10, 66:17, 67:16, 68:13, 105:9, 121:6, 188:16 character-defining [2] - 6:20, 68:13</p>

<p>charged [1] - 181:4 charges [1] - 176:12 Charlotte [5] - 172:12, 172:13, 172:16, 172:22, 172:24 charred [2] - 99:7, 137:9 check [5] - 80:2, 81:22, 82:21, 160:6 chemicals [1] - 195:13 cherry [1] - 166:5 cherry-picking [1] - 166:5 Chicago [1] - 190:6 Chicagoan [1] - 189:25 children [1] - 93:10 chime [2] - 59:17, 60:4 chip [1] - 56:8 choice [2] - 16:15, 76:3 choices [2] - 16:18, 19:17 chooses [2] - 37:10, 37:11 Christopher [2] - 123:3, 123:5 cinder [1] - 129:19 circling [1] - 196:14 circumstance [1] - 102:12 cite [2] - 173:10, 173:11 citrus [1] - 184:18 city [6] - 6:19, 48:7, 102:8, 154:23, 162:9, 188:16 City [29] - 5:20, 37:2, 45:10, 45:16, 54:13, 54:20, 55:8, 55:24, 154:16, 154:25, 155:10, 159:22, 162:14, 165:25, 173:11, 173:16, 181:2, 181:3, 181:12, 181:13, 187:10, 200:5, 200:23, 200:25, 201:4, 202:12, 204:17, 204:19 CITY [1] - 1:1 city's [1] - 151:7 civil [1] - 151:22 clad [7] - 69:20, 72:13, 79:2, 79:9, 87:22, 91:22 claim [1] - 207:16 clarification [1] - 36:21 clarify [5] - 71:11,</p>	<p>102:6, 102:11, 118:23, 129:10 Class [4] - 158:22, 160:5, 163:17 class [2] - 9:19, 173:18 classic [1] - 108:20 classification [1] - 148:24 clean [1] - 156:3 clear [10] - 55:16, 69:20, 78:6, 80:11, 93:5, 103:21, 127:1, 155:21, 167:2, 186:3 clearer [1] - 21:13 clearly [6] - 15:3, 17:15, 30:24, 40:21, 116:21, 192:5 clients [1] - 178:7 clinic [1] - 98:21 close [20] - 4:14, 8:14, 11:24, 20:12, 34:5, 43:18, 58:25, 63:7, 73:12, 77:18, 88:9, 97:5, 102:20, 113:13, 127:16, 129:1, 137:19, 190:23, 195:10, 204:8 closely [1] - 64:13 closer [3] - 58:8, 79:12, 79:13 closest [2] - 147:4, 147:10 COA [44] - 16:16, 20:10, 24:18, 25:7, 26:10, 26:15, 27:7, 27:12, 27:14, 27:18, 29:18, 32:22, 32:24, 34:3, 39:11, 40:6, 40:12, 40:18, 42:10, 59:19, 73:10, 75:5, 77:16, 97:3, 99:12, 102:18, 104:9, 104:14, 105:7, 106:17, 113:11, 117:17, 119:24, 127:13, 128:8, 128:24, 137:3, 137:16, 139:23, 174:19, 176:16, 186:18, 187:22, 190:21 COA-21-26669 [1] - 133:7 COA-21-26737 [4] - 63:20, 63:21, 91:16, 92:15 COA-22-27035 [1] - 5:2</p>	<p>COA-22-27134 [1] - 3:23 COA-22-27163 [6] - 29:19, 29:20, 34:8, 36:10, 36:12, 38:10 COA-22-27195 [1] - 3:24 COA-22-27196 [1] - 3:25 COA-22-27202 [1] - 4:1 COA-22-27203 [1] - 4:2 COA-22-27216 [1] - 4:3 COA-22-27229 [1] - 4:3 COA-22-27255 [7] - 12:16, 12:17, 20:15, 28:11, 28:12, 28:19, 29:13 COA-22-27262 [1] - 4:4 COA-22-27290 [4] - 92:20, 92:22, 97:10, 98:6 COA-22-27293 [1] - 61:24 COA-22-27310 [1] - 61:25 COA-22-27311 [4] - 98:14, 98:15, 102:23, 103:9 COA-22-27330 [1] - 62:1 COA-22-27338 [4] - 103:11, 103:12, 113:16, 119:17 COA-22-27425 [4] - 119:25, 120:1, 129:4, 132:20 COA-22-27434 [1] - 62:2 COA-22-27456 [4] - 119:19, 145:10, 145:11, 191:2 COA-22-27485,1242 [1] - 62:3 COA-22-27490 [4] - 132:21, 132:23, 144:13, 145:8 COAs [4] - 54:17, 62:11, 63:5, 137:5 Coast [2] - 155:13, 156:2 Code [3] - 104:4, 169:17, 200:12 code [11] - 20:5, 22:1, 69:4, 98:25, 106:4, 106:25, 120:25,</p>	<p>122:15, 134:5, 146:18, 206:12 codes [1] - 19:18 coffers [1] - 173:11 collapse [3] - 146:12, 173:6, 178:23 collapsed [3] - 99:8, 164:5, 194:6 collapsing [6] - 150:20, 158:4, 158:7, 161:11, 174:10, 192:14 collar [1] - 174:12 colleague [1] - 153:15 Collins [1] - 15:14 colloquialism [1] - 84:3 color [2] - 16:17, 16:18 column [1] - 66:13 columns [4] - 66:2, 66:5, 124:7, 126:16 combination [1] - 162:24 combining [1] - 148:18 coming [12] - 50:24, 74:1, 76:2, 85:19, 88:18, 154:10, 155:8, 158:11, 161:16, 169:6, 183:5, 194:3 commencing [1] - 1:7 comment [3] - 108:5, 197:6, 204:22 comments [14] - 4:7, 12:6, 37:25, 43:23, 60:19, 62:6, 97:24, 103:1, 108:1, 113:18, 115:16, 117:1, 130:24, 197:8 Commerce [1] - 165:20 commercial [10] - 5:19, 6:2, 7:1, 7:18, 9:13, 11:2, 44:23, 44:25, 47:5, 149:25 commission [4] - 90:12, 91:19, 92:1, 159:21 COMMISSION [66] - 1:3, 3:16, 3:18, 4:8, 4:20, 4:22, 8:2, 8:22, 8:24, 9:1, 11:18, 12:7, 12:9, 12:11, 29:7, 29:9, 29:11, 31:7, 33:16, 38:6, 38:8, 40:1, 41:3, 43:10, 44:5, 44:7, 44:15, 44:17, 48:12,</p>	<p>57:1, 61:2, 61:4, 62:7, 63:13, 63:15, 73:4, 92:11, 92:13, 94:19, 96:23, 98:2, 98:4, 100:6, 101:6, 103:2, 103:5, 103:7, 107:5, 113:6, 122:19, 132:11, 132:13, 132:15, 134:10, 136:11, 136:21, 145:4, 145:6, 152:7, 199:7, 201:16, 204:1, 206:19, 206:21, 209:7, 209:11 Commission [27] - 1:14, 1:15, 2:6, 3:13, 14:25, 17:7, 35:2, 45:5, 45:6, 45:8, 45:12, 46:23, 86:6, 99:14, 104:15, 105:3, 109:1, 111:9, 128:5, 141:23, 143:20, 183:9, 188:23, 197:14, 200:17, 207:3, 209:3 Commission's [1] - 45:14 COMMISSIONER [231] - 2:15, 2:17, 2:20, 2:22, 3:11, 3:14, 4:16, 4:18, 8:16, 8:19, 12:1, 12:5, 14:3, 14:13, 14:16, 17:11, 18:4, 18:7, 18:10, 18:13, 18:16, 18:18, 18:21, 19:5, 19:9, 19:24, 20:8, 20:14, 20:16, 20:18, 21:15, 22:11, 22:18, 22:21, 22:25, 24:6, 24:25, 25:15, 26:8, 26:24, 28:9, 28:17, 28:23, 28:25, 29:3, 33:20, 33:22, 34:1, 34:7, 34:9, 34:22, 35:1, 35:9, 35:12, 35:22, 36:5, 36:9, 36:11, 37:8, 37:16, 37:19, 37:22, 37:24, 38:1, 40:3, 43:20, 43:22, 43:24, 44:3, 44:11, 44:13, 50:18, 52:10, 52:13, 53:3, 53:6, 53:14, 56:4, 59:3, 59:5, 59:7, 60:6, 60:11, 60:18, 63:9, 63:11, 70:9, 72:1, 72:8, 72:12, 72:19, 73:14, 77:20, 78:3, 78:5, 78:21,</p>
--	---	--	--	---

<p>78:25, 79:14, 80:12, 82:6, 82:11, 82:24, 83:8, 83:11, 83:15, 83:24, 84:8, 85:6, 88:22, 90:8, 90:17, 90:21, 91:5, 91:15, 92:2, 92:5, 92:9, 96:7, 96:12, 96:16, 96:20, 97:8, 97:11, 97:13, 97:23, 97:25, 102:22, 102:24, 111:12, 111:16, 111:20, 113:15, 113:17, 113:20, 114:4, 115:17, 116:15, 117:22, 118:20, 118:23, 119:2, 119:7, 119:8, 119:9, 119:11, 124:13, 124:18, 125:3, 125:4, 125:8, 125:12, 125:17, 126:3, 126:25, 127:6, 127:9, 129:3, 129:6, 129:17, 130:2, 130:3, 130:5, 130:7, 130:8, 130:14, 130:15, 130:18, 130:19, 130:23, 130:25, 131:7, 131:10, 131:11, 131:12, 131:16, 131:18, 132:1, 132:9, 137:21, 138:1, 138:9, 138:10, 138:24, 139:4, 139:10, 139:11, 140:2, 140:16, 141:21, 142:11, 142:22, 143:19, 144:2, 144:3, 144:8, 144:11, 144:17, 144:19, 144:22, 151:17, 152:4, 153:8, 153:12, 170:1, 190:25, 191:12, 193:20, 193:24, 194:2, 194:14, 196:13, 197:5, 199:10, 199:14, 199:17, 199:18, 199:19, 199:21, 203:13, 203:22, 204:11, 205:24, 206:2, 206:7, 206:9, 207:16, 207:20, 208:2, 208:8, 208:10, 208:21 Commissioner [16] -</p>	<p>58:1, 60:12, 60:19, 78:24, 97:23, 114:15, 117:6, 117:7, 131:8, 142:12, 194:3, 197:6, 198:1, 198:9, 207:14, 209:8 commissioner [4] - 2:16, 2:18, 2:21, 2:23 commissioners [4] - 4:6, 24:23, 62:5, 176:21 commitment [1] - 155:20 committed [1] - 155:16 Committee [1] - 182:16 common [1] - 195:9 communication [1] - 199:6 communities [2] - 117:4, 141:20 community [10] - 6:7, 9:15, 9:22, 10:15, 93:8, 93:11, 141:16, 155:25, 178:7, 197:20 company [7] - 20:5, 28:16, 96:19, 155:8, 155:16, 155:17, 182:12 Company [6] - 6:10, 6:11, 6:13, 6:15, 47:14, 145:12 comparison [1] - 42:7 compatibility [3] - 99:15, 115:20, 116:12 compatible [3] - 13:15, 65:15, 116:14 compelling [1] - 178:15 complete [2] - 132:5, 210:10 completed [3] - 53:9, 165:18, 192:3 Completed [2] - 29:18, 119:23 completely [3] - 59:9, 76:15, 177:25 complex [1] - 184:14 Complies [15] - 31:22, 41:18, 57:16, 70:22, 101:21, 107:19, 123:9, 134:22, 152:17, 156:18, 175:2, 182:2, 183:14, 187:1, 188:5</p>	<p>complies [2] - 16:1, 95:9 composite [1] - 105:2 composition [3] - 13:2, 13:22, 104:12 comprehensive [3] - 149:2, 165:11, 165:21 compromise [3] - 35:21, 38:2, 124:9 compromised [1] - 124:5 computer [1] - 21:11 concede [3] - 170:6, 170:18, 171:16 conceding [1] - 75:16 concentrates [1] - 182:22 conceptual [1] - 54:23 concern [7] - 20:25, 21:12, 57:25, 58:18, 74:3, 77:24, 114:3 concerned [1] - 74:7 concerning [1] - 68:10 concerns [9] - 8:21, 12:6, 25:18, 37:25, 43:23, 88:23, 103:1, 115:3, 130:24 concessions [2] - 74:5, 85:9 concluded [2] - 60:14, 202:4 concludes [3] - 31:4, 151:13, 201:13 conclusion [1] - 196:3 conclusions [1] - 196:1 concrete [16] - 30:6, 30:13, 30:14, 31:2, 32:12, 36:25, 120:7, 121:18, 121:21, 121:25, 126:4, 129:13, 129:21, 130:21, 132:4, 148:6 condition [30] - 10:24, 28:5, 36:13, 50:12, 60:2, 60:20, 68:18, 68:25, 78:23, 85:22, 86:11, 89:13, 90:11, 93:18, 93:19, 96:2, 121:20, 122:12, 133:7, 135:5, 135:24, 138:8, 142:6, 143:16, 147:11, 148:8, 150:12, 195:4, 196:12, 200:22 Condition [2] - 91:24, 114:5 conditional [1] - 55:13</p>	<p>conditioned [14] - 39:11, 39:13, 58:12, 65:5, 65:8, 65:11, 65:20, 66:12, 66:17, 67:6, 69:22, 93:23, 94:11, 121:9 conditions [15] - 34:13, 34:16, 36:12, 67:20, 70:2, 78:2, 79:18, 80:16, 94:16, 97:9, 121:13, 122:17, 129:5, 138:7, 144:16 conduct [1] - 159:7 conducted [6] - 47:23, 99:4, 121:16, 133:4, 147:1, 159:17 conference [1] - 177:8 confines [1] - 51:10 confirm [1] - 125:19 confirmation [2] - 78:12, 184:11 confirmed [1] - 141:7 conflict [4] - 207:23, 208:15, 208:19 confusing [1] - 81:12 confusion [1] - 202:25 connected [2] - 46:12, 52:7 connotation [2] - 202:14, 205:17 consensus [2] - 27:10, 90:14 consent [14] - 3:23, 4:12, 4:17, 4:23, 61:14, 61:21, 61:23, 62:4, 62:16, 62:22, 63:10, 63:17, 90:22, 91:21 consider [12] - 23:6, 23:9, 23:10, 24:18, 60:23, 69:18, 112:6, 151:1, 166:6, 172:22, 186:6, 186:14 consideration [6] - 49:9, 58:19, 77:12, 190:15, 202:23, 207:9 considered [3] - 38:18, 118:11, 146:16 considering [4] - 16:10, 24:13, 118:12, 166:3 consistent [17] - 56:21, 66:17, 67:10, 69:12, 69:25, 94:11, 94:14, 99:11, 99:23, 105:20, 108:22,</p>	<p>110:10, 120:19, 121:11, 131:4, 149:14, 200:11 consists [1] - 103:22 construct [2] - 10:10, 45:24 constructed [5] - 10:19, 10:21, 13:4, 47:12, 56:19 construction [18] - 10:18, 39:2, 39:11, 46:2, 46:12, 49:22, 51:20, 52:6, 54:12, 55:3, 71:7, 99:13, 103:13, 147:19, 149:15, 154:1, 164:3, 176:1 consultant [2] - 46:17, 154:13 Consulting [1] - 154:21 consulting [1] - 165:2 consume [1] - 43:2 contacted [1] - 52:16 contained [1] - 104:11 contains [1] - 13:5 contemporary [3] - 24:10, 149:24, 178:12 contend [1] - 150:13 context [5] - 38:21, 42:10, 48:23, 106:8, 185:5 contiguous [1] - 148:20 continue [5] - 75:25, 76:4, 166:18, 195:20, 202:6 continued [4] - 89:21, 89:23, 192:8, 193:8 continuing [1] - 192:12 continuous [2] - 7:10, 135:23 contract [1] - 163:9 contracted [1] - 10:9 contractor [4] - 32:9, 47:14, 71:8, 123:21 contracts [1] - 167:24 contrary [1] - 105:16 contribute [3] - 47:21, 49:25, 202:5 contributes [1] - 173:20 contributing [2] - 12:19, 13:6, 29:23, 39:5, 39:7, 45:1, 45:3, 49:5, 64:14, 69:13, 86:22, 92:25, 98:18, 103:19,</p>
--	--	--	--	---

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

<p>105:25, 106:7, 108:11, 112:7, 112:20, 120:12, 133:1 contribution [1] - 178:5 conundrum [1] - 73:24 conversation [7] - 8:20, 20:17, 22:19, 29:6, 50:20, 59:6, 97:12 conversations [3] - 3:4, 3:6, 61:20 convert [2] - 35:2, 192:4 converted [3] - 149:4, 177:18, 191:25 coordination [1] - 159:22 copied [1] - 172:10 corbeled [1] - 11:6 corner [14] - 12:21, 39:4, 39:5, 46:4, 49:12, 49:17, 50:25, 56:13, 114:21, 131:21, 131:22, 131:24, 131:25, 132:5 corners [2] - 158:4, 158:10 correct [12] - 18:17, 18:19, 60:9, 72:7, 79:21, 89:25, 111:14, 119:4, 125:23, 132:17, 138:25, 198:14 corrected [1] - 131:17 correspondence [1] - 46:16 corrode [1] - 192:12 cost [3] - 173:12 costs [1] - 160:23 council [4] - 59:25, 201:25, 205:2, 205:21 Council [15] - 45:10, 45:16, 47:2, 54:13, 55:24, 162:14, 165:5, 181:2, 181:3, 181:13, 187:10, 188:22, 204:17, 204:19 councilman [3] - 202:1, 202:7, 203:9 counsel [1] - 34:10 Counsel [2] - 1:18, 2:10 count [1] - 164:23 counted [1] - 167:10</p>	<p>counter [1] - 146:24 countries [1] - 189:8 country [1] - 172:10 COUNTY [1] - 210:4 county [1] - 172:21 couple [8] - 14:5, 91:9, 108:1, 128:9, 157:24, 165:24, 168:22, 188:12 course [9] - 67:24, 84:16, 124:22, 125:24, 136:17, 175:23, 184:22, 195:18, 203:1 Cove [1] - 183:11 cover [1] - 143:24 covered [2] - 7:2, 135:13 COVID [1] - 135:20 Cox [1] - 47:14 Craig [1] - 48:25 cranes [2] - 163:13, 164:7 Craneway [3] - 177:2, 192:21, 198:20 crawl [2] - 120:13, 121:8 create [5] - 9:15, 148:20, 167:19, 196:9, 196:10 created [1] - 104:13 creates [2] - 68:4, 202:25 creating [4] - 106:11, 153:21, 173:18, 174:11 creation [3] - 120:3, 121:5, 168:1 creative [2] - 185:25, 186:7 credits [5] - 52:22, 170:11, 170:12, 176:5, 185:11 Creek [2] - 155:1, 200:9 creek [1] - 202:20 crimp [4] - 104:24, 111:18, 112:9, 114:5 Crissie [1] - 174:23 criteria [25] - 5:16, 6:17, 9:10, 12:3, 28:1, 46:24, 48:2, 48:4, 60:7, 60:13, 60:15, 60:16, 60:22, 115:21, 145:16, 146:18, 169:9, 169:18, 169:19, 169:20, 170:18, 171:13, 191:9, 200:19</p>	<p>cross [1] - 110:23 cross-street [1] - 110:23 Crowley [1] - 163:18 crumbling [1] - 136:4 Cudd [1] - 174:23 CUDD [3] - 175:2, 175:7, 175:9 cul [1] - 117:2 cul-de-sac [1] - 117:2 cultural [4] - 6:18, 48:5, 178:6, 185:14 curious [1] - 52:14 current [18] - 45:22, 45:23, 72:9, 78:9, 86:13, 89:20, 92:7, 104:8, 122:7, 148:8, 149:8, 150:12, 154:24, 157:22, 177:19, 196:12, 198:12, 200:21 current-day [1] - 177:19 custom [2] - 120:6, 122:5 Cyndy [2] - 48:19, 100:16 cypress [2] - 143:13, 143:15</p>	<p>deal [4] - 54:17, 160:25, 164:5, 171:14 dealing [1] - 161:14 dealt [1] - 195:15 Deborah [1] - 188:1 decades [1] - 154:15 decide [3] - 59:24, 82:1, 205:20 decided [2] - 116:7, 204:19 decision [7] - 45:9, 60:10, 87:4, 169:21, 181:3, 181:14, 186:15 deck [2] - 64:5, 65:2 declined [1] - 157:23 declining [1] - 192:5 deemed [4] - 122:10, 126:8, 126:11, 143:1 deep [1] - 150:3 deep-water [1] - 150:3 default [1] - 23:23 defer [4] - 24:19, 80:16, 81:17, 82:14 deferment [1] - 82:12 deferred [2] - 63:19, 76:11 Deferred [1] - 5:1 deferring [1] - 90:4 defining [2] - 6:20, 68:13 definite [1] - 172:25 definitely [7] - 17:25, 25:17, 73:2, 82:13, 109:3, 185:4, 193:13 definitive [1] - 172:9 degrade [1] - 110:14 degree [1] - 184:1 delay [1] - 2:3 deliberating [1] - 117:12 delineation [1] - 21:13 deliver [1] - 145:22 Dellwood [3] - 29:19, 29:22, 31:17 DeLoach [1] - 6:14 demand [1] - 178:14 demands [1] - 150:4 Demetree [1] - 2:19 DEMETREE [1] - 1:13 demo [5] - 57:4, 58:22, 61:6, 91:19, 173:17 demolish [11] - 44:23, 45:23, 56:6, 59:14, 99:10, 146:13, 158:14, 159:6, 180:7, 180:18, 189:3 demolished [4] - 50:8,</p>	<p>53:1, 53:23, 58:3 demolition [49] - 44:21, 45:4, 45:7, 45:13, 45:17, 46:9, 46:20, 47:22, 50:14, 51:1, 54:18, 54:22, 58:10, 58:12, 59:4, 59:11, 59:14, 59:24, 98:16, 99:19, 100:24, 100:25, 101:2, 102:9, 145:12, 146:21, 146:24, 151:2, 151:7, 151:10, 160:2, 164:4, 169:13, 173:15, 176:10, 179:18, 180:11, 181:1, 182:19, 182:25, 185:24, 186:1, 191:2, 191:7, 193:22, 196:15, 196:16, 197:23, 197:25 denial [27] - 14:1, 30:18, 34:12, 34:17, 34:24, 40:17, 67:22, 68:8, 69:14, 70:4, 71:10, 91:2, 94:17, 106:16, 107:2, 118:18, 119:1, 119:3, 122:15, 129:5, 134:7, 140:18, 140:19, 151:12, 168:24, 169:1, 169:10 denied [12] - 98:6, 119:13, 119:15, 119:16, 119:17, 140:22, 141:8, 142:13, 187:10, 187:15, 199:23, 199:24 denies [1] - 45:8 deny [30] - 20:14, 24:3, 27:14, 28:10, 34:7, 36:10, 81:5, 83:1, 97:9, 113:16, 118:24, 122:17, 138:1, 141:1, 141:23, 142:15, 142:18, 143:8, 143:10, 174:7, 181:1, 181:11, 181:17, 191:8, 193:21, 198:6, 199:12, 199:13, 199:14, 199:15 denying [3] - 78:6, 78:8</p>
<p><b>D</b></p>				
<p>Dale [1] - 186:22 damage [9] - 7:12, 99:6, 99:7, 99:18, 99:20, 136:16, 147:2, 150:19, 192:16 damaged [2] - 98:23, 133:8 data [1] - 65:24 date [2] - 45:11, 162:4 DATED [1] - 210:15 dated [1] - 194:19 dating [1] - 151:20 Davisson [1] - 48:25 days [1] - 45:11 DDRB [2] - 54:23, 55:14 De [2] - 31:16, 35:6 de [1] - 117:2 DE [7] - 31:22, 32:2, 32:5, 33:5, 33:19, 33:25, 35:19 dead [4] - 108:24, 109:16, 110:19, 112:19 dead-end [4] - 108:24, 109:16, 110:19, 112:19</p>				

<p>department [1] - 152:2 Department [2] - 5:14, 6:16, 9:8, 13:25, 30:17, 48:1, 69:14, 70:1, 70:4, 94:15, 99:24, 107:1, 121:12, 122:16, 134:6, 150:23, 151:11, 153:6, 154:12, 154:17, 202:12 Dependent/ Industrial [1] - 150:2 Dependent/Water [1] - 148:23 depression [1] - 182:12 Dept [3] - 1:17, 1:18, 1:19 depth [3] - 72:23, 89:6, 89:8 design [43] - 10:10, 13:10, 13:16, 13:24, 26:4, 30:16, 42:3, 65:3, 65:6, 65:9, 66:10, 66:19, 67:2, 67:9, 68:25, 69:3, 69:10, 69:12, 80:8, 87:15, 87:23, 93:24, 94:5, 94:7, 94:12, 105:16, 120:19, 120:25, 121:11, 121:22, 122:7, 122:14, 134:1, 147:19, 147:21, 148:4, 171:25, 178:7, 191:23, 192:3, 192:23 design/build [1] - 154:24 designated [6] - 46:7, 59:21, 145:13, 148:15, 170:4, 170:15 designation [16] - 5:13, 6:17, 9:3, 9:7, 11:22, 12:4, 45:19, 46:21, 46:25, 47:18, 48:3, 60:23, 145:15, 145:16, 148:23, 155:4 designations [1] - 149:7 Designations [1] - 5:10 designed [10] - 10:21, 103:22, 109:6, 124:3, 145:19, 145:23, 147:24, 189:22, 189:23,</p>	<p>190:4 designing [1] - 149:12 desire [1] - 178:9 destination [1] - 179:5 destroyed [1] - 5:24 destroying [1] - 75:13 detached [2] - 13:7, 30:22 detailing [2] - 47:6, 94:6 details [4] - 48:9, 82:3, 89:1, 108:3 deteriorate [3] - 180:9, 192:8, 193:8 deteriorated [2] - 7:14, 192:10 deteriorating [1] - 192:18 deterioration [2] - 124:6, 124:21 determine [3] - 7:16, 13:20, 14:6 determines [1] - 142:8 Detroit [2] - 190:1, 190:3 develop [2] - 155:20, 176:8 developed [1] - 155:23 developer [1] - 197:17 developing [1] - 155:2 Development [8] - 1:17, 1:17, 1:18, 1:19, 49:1, 54:2, 169:17, 188:22 development [7] - 106:12, 150:16, 153:17, 154:12, 162:16, 162:23, 188:24 developments [1] - 154:14 deviation [4] - 104:5, 109:8, 109:14, 115:2 Devin [2] - 41:12, 41:14 diagonal [1] - 139:5 diagram [1] - 40:19 diamond [18] - 17:19, 17:22, 18:10, 19:12, 19:13, 21:18, 21:20, 23:4, 23:7, 23:9, 24:5, 25:12, 25:13, 25:16, 27:11, 28:3, 28:12, 28:21 diamond-shaped [2] - 28:12, 28:21 Diane [3] - 1:9, 210:7, 210:19 Diebenow [2] -</p>	<p>201:19, 201:21 DIEBENOW [3] - 201:20, 203:18, 204:4 dies [1] - 34:17 difference [5] - 39:18, 42:21, 42:24, 43:4, 86:21 different [26] - 15:11, 15:18, 16:9, 17:18, 19:16, 23:8, 28:16, 40:9, 42:6, 81:20, 82:2, 83:14, 85:7, 87:11, 89:9, 116:23, 117:3, 117:24, 128:12, 131:14, 137:3, 142:17, 157:21, 189:24, 191:22, 205:17 difficult [5] - 22:9, 42:7, 43:1, 60:8, 178:21 difficulty [2] - 171:23, 173:4 dimension [1] - 72:22 direction [5] - 17:18, 108:18, 112:5, 144:5, 168:8 directly [2] - 6:5, 146:7 Director [1] - 165:4 director [8] - 9:25, 10:7, 84:6, 85:17, 95:21, 154:16 directories [1] - 5:20 dirt [1] - 32:18 discuss [7] - 33:3, 34:23, 85:21, 126:19, 150:12, 153:1, 153:5 discussion [8] - 21:18, 132:10, 139:16, 144:18, 158:7, 170:4, 194:1, 206:8 Discussion [1] - 199:4 discussions [1] - 59:8 display [1] - 159:11 Displays [1] - 17:1 disrepair [2] - 178:18, 193:1 distance [1] - 110:1 distill [1] - 77:23 distinguish [1] - 56:14 distinguished [1] - 47:17 distribution [2] - 146:6, 149:18 district [32] - 30:8, 30:11, 30:12, 38:3,</p>	<p>45:4, 47:21, 49:7, 59:21, 64:17, 66:18, 67:17, 74:24, 85:11, 86:19, 99:15, 102:8, 106:13, 133:3, 148:13, 148:15, 162:11, 162:12, 162:13, 171:19, 171:20, 171:22, 173:20, 173:22, 201:25, 202:7, 203:9 District [3] - 45:2, 98:19, 165:5 district's [2] - 105:16, 108:13 districts [2] - 74:22, 141:6 Division [2] - 206:24, 207:5 DNA [1] - 116:21 doable [2] - 160:6 dock [3] - 149:17, 163:13, 163:14 docket [7] - 5:2, 5:10, 12:16, 38:12, 92:20, 119:18, 145:10 document [5] - 47:25, 49:12, 125:11, 151:6, 196:17 documentary [2] - 159:10, 159:24 documentation [8] - 65:23, 68:16, 140:14, 160:14, 185:22, 191:24, 192:3, 193:11 documented [3] - 87:16, 146:9, 185:22 documents [1] - 176:18 dog [1] - 24:11 dog-ear [1] - 24:11 dollars [1] - 160:20 donated [1] - 200:5 donating [2] - 200:22, 200:25 donation [1] - 201:4 done [37] - 5:5, 5:7, 33:1, 54:5, 54:18, 55:19, 56:18, 60:14, 63:25, 73:25, 74:6, 74:16, 76:4, 76:5, 77:6, 79:6, 81:18, 83:2, 85:20, 85:25, 88:3, 91:13, 109:18, 120:5, 140:23, 140:24, 163:9, 168:12, 176:3, 177:3, 179:21, 189:17, 194:21,</p>	<p>194:25, 196:23, 197:1, 197:2 Donn [1] - 177:23 door [18] - 7:8, 32:15, 33:8, 64:8, 64:22, 66:6, 66:23, 66:25, 67:1, 67:5, 67:6, 67:7, 67:9, 80:1, 80:2, 115:4, 117:20 doors [2] - 103:25, 105:13 doorway [1] - 82:22 double [3] - 7:8, 69:19, 89:6 double-hung [3] - 7:8, 69:19, 89:6 doubt [1] - 21:10 down [23] - 5:9, 35:8, 53:15, 55:7, 56:9, 58:7, 58:17, 77:23, 83:22, 110:21, 111:24, 115:6, 115:25, 118:8, 147:5, 158:11, 159:20, 161:11, 161:16, 172:18, 174:16, 190:8, 198:21 Downtown [6] - 49:1, 54:2, 54:8, 54:9, 55:1, 55:15 downtown [2] - 45:2, 166:12 dozen [1] - 163:3 DPRP [1] - 54:13 draft [1] - 207:10 dramatic [2] - 42:20, 43:4 dramatically [1] - 42:5 drawing [3] - 40:13, 81:25, 111:4 drawings [8] - 40:5, 91:19, 172:9, 184:13, 186:14, 192:2, 192:4 drawn [1] - 115:14 drew [1] - 36:24 Drive [5] - 48:19, 100:16, 181:23, 200:8, 201:21 drive [2] - 172:23, 172:24 drives [1] - 22:1 driveway [17] - 29:22, 29:25, 30:6, 30:8, 30:10, 30:21, 32:6, 32:10, 33:9, 33:11, 35:4, 35:7, 35:11, 35:16, 36:14, 36:16, 116:8</p>
--	---	--	--	--

Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32205  
(904) 821-0300

<p>driveways [5] - 30:12, 32:8, 32:11, 32:13, 38:3 driving [1] - 115:6 drone [1] - 21:11 drop [1] - 7:6 drove [1] - 179:8 dry [2] - 163:13, 163:14 Duane [2] - 107:12, 107:15 due [7] - 7:10, 32:6, 32:20, 51:14, 124:5, 124:20, 188:19 duplex [1] - 120:10 duplicate [1] - 48:21 durable [1] - 24:9 during [5] - 9:23, 10:15, 67:12, 67:24, 146:11 DUVAL [1] - 210:4 dwelling [1] - 12:20</p>	<p>Edgewood [1] - 62:2 effect [5] - 67:16, 121:6, 122:1, 194:17, 205:1 effects [1] - 151:7 effort [5] - 85:1, 85:3, 166:19, 196:17, 202:2 efforts [1] - 196:20 eight [4] - 114:14, 145:25, 157:15, 157:19 eight-hour [1] - 145:25 either [23] - 13:1, 18:20, 23:15, 39:18, 59:23, 89:18, 90:12, 91:10, 91:12, 93:12, 117:9, 120:4, 139:11, 144:14, 151:2, 163:4, 167:20, 171:6, 176:8, 186:8, 205:25, 206:3, 206:5 electronic [1] - 193:14 elements [4] - 11:6, 11:10, 178:12, 186:8 elevated [2] - 161:7, 161:10 elevation [18] - 6:21, 7:7, 64:6, 67:11, 67:24, 68:5, 69:24, 70:6, 103:20, 104:16, 104:17, 104:23, 105:13, 109:12, 111:6, 120:16, 120:18, 121:2 elevation's [1] - 65:19 elevations [2] - 7:1, 68:23 eligible [6] - 49:15, 170:15, 185:2, 185:9, 185:10, 207:8 Ellen [1] - 48:23 elsewhere [1] - 143:2 email [2] - 46:16, 58:8 embodies [1] - 148:6 Emerald [1] - 155:1 emphasis [1] - 186:11 emphasize [1] - 184:7 employed [2] - 167:13, 185:16 encapsulating [4] - 64:7, 66:2, 93:15, 94:1 encapsulation [1] - 94:13 encased [1] - 112:12 encasement [1] -</p>	<p>97:18 encasing [1] - 94:2 enclosed [7] - 65:19, 65:22, 66:8, 67:12, 67:25, 68:6, 120:23 enclosing [1] - 64:9 encourage [1] - 186:6 encouraged [1] - 133:20 encourages [1] - 162:15 encroach [2] - 104:2, 113:25 end [17] - 23:18, 26:2, 83:25, 103:15, 108:24, 109:15, 109:16, 110:19, 112:19, 118:12, 142:17, 162:25, 182:22 endangered [1] - 182:17 energy [2] - 55:12, 55:23 engaged [1] - 165:3 engineer [8] - 124:1, 124:14, 126:14, 150:11, 151:18, 154:24, 173:7, 186:3 engineering [3] - 151:22, 182:20, 196:1 Engineers [1] - 154:21 engineers [1] - 154:23 enjoy [1] - 174:3 enormous [1] - 178:5 ensure [1] - 99:15 enter [3] - 99:5, 147:22, 155:16 entered [2] - 10:17, 145:20 entertain [18] - 4:15, 8:15, 11:25, 20:13, 34:6, 43:19, 59:1, 63:8, 73:13, 77:19, 97:6, 102:21, 113:14, 129:2, 137:20, 190:24, 193:18, 204:10 entertaining [1] - 24:20 entire [9] - 58:15, 143:24, 146:13, 148:22, 154:14, 159:20, 165:7, 172:14, 184:13 entirely [2] - 126:8, 149:1 entirety [3] - 133:13, 158:14, 159:6</p>	<p>entry [3] - 109:4, 109:5, 109:10 entryways [1] - 47:8 environment [1] - 13:18 EPSTEIN [22] - 1:15, 2:15, 19:24, 20:8, 25:15, 26:8, 56:4, 72:19, 79:14, 88:22, 92:2, 97:25, 113:20, 119:8, 126:3, 131:11, 131:18, 132:9, 140:2, 193:24, 196:13, 199:18 Epstein [3] - 2:15, 117:6, 197:7 Epstein's [1] - 114:15 equipment [1] - 164:7 ERIK [1] - 1:14 Erik [1] - 2:22 erode [1] - 106:9 especially [4] - 21:22, 115:1, 180:20, 194:19 essentially [3] - 35:15, 163:8, 172:9 establish [2] - 42:7, 155:11 established [2] - 6:7, 9:24 establishing [1] - 10:8 estate [4] - 10:18, 154:3, 154:5, 200:6 estimate [1] - 173:12 estimates [1] - 160:15 European [1] - 6:6 evaluate [3] - 47:24, 69:17, 139:25 evaluating [1] - 60:13 evaluation [3] - 22:1, 48:1, 60:14 evaluations [1] - 7:15 evening [4] - 17:11, 152:12, 181:22, 183:8 event [1] - 177:7 eventually [2] - 136:1, 142:20 evidence [7] - 7:12, 64:18, 66:1, 93:19, 97:15, 120:23, 158:9 evident [3] - 7:9, 99:6, 147:3 evolution [2] - 116:7, 116:22 ex [4] - 4:6, 62:5, 199:6, 207:17 ex-parte [1] - 199:6 exactly [2] - 111:6,</p>	<p>166:25 examine [2] - 79:7, 153:19 example [1] - 148:5 examples [3] - 9:20, 172:7, 172:21 except [5] - 68:6, 69:23, 90:9, 90:18, 187:9 excerpt [3] - 166:4, 166:5 executed [1] - 53:19 exemplifies [1] - 5:18 exercise [1] - 55:23 exhaustive [1] - 77:22 exist [3] - 118:1, 152:3, 172:3 existing [2] - 12:23, 13:10, 65:6, 65:21, 71:16, 71:17, 74:18, 82:1, 103:18, 104:21, 106:10, 111:14, 111:16, 120:17, 124:15, 125:20, 131:8, 138:20, 139:12, 139:17, 149:13, 149:22 exit [1] - 147:23 expanded [1] - 145:24 expanding [1] - 189:2 expend [1] - 55:23 expended [1] - 55:11 expense [1] - 166:7 expensive [1] - 143:17 expertise [1] - 102:14 explain [1] - 50:19 explored [2] - 179:23, 190:16 exploring [1] - 205:18 exposed [3] - 7:2, 133:6, 135:7 extension [3] - 114:16, 114:25, 118:10 exterior [4] - 7:18, 11:5, 47:10, 68:12 extra [1] - 111:5 extrapolate [1] - 166:24 extremely [3] - 159:16, 191:15, 205:9 eye [1] - 161:4 eyes [1] - 43:2</p>
<b>E</b>				
<p>eager [1] - 101:1 ear [1] - 24:11 Early [1] - 188:1 EARLY [3] - 188:5, 188:10, 188:12 early [1] - 189:18 earning [2] - 149:9, 173:9 Earth [1] - 114:13 easily [1] - 167:15 East [8] - 3:23, 4:2, 6:6, 92:20, 119:25, 155:13, 156:2, 179:4 east [8] - 30:21, 120:18, 121:1, 182:22, 185:20, 194:16, 196:4, 202:21 easterly [1] - 158:10 eastern [1] - 182:25 easy [1] - 135:11 eave [1] - 22:13 echo [3] - 60:12, 60:19, 97:23 economic [7] - 149:9, 153:17, 164:14, 173:9, 174:6, 174:8, 185:12 economically [1] - 190:18 economy [2] - 9:16, 162:7 Ed [3] - 1:7, 154:20 edge [2] - 121:10, 165:9</p>	<p>Edgewood [1] - 62:2 effect [5] - 67:16, 121:6, 122:1, 194:17, 205:1 effects [1] - 151:7 effort [5] - 85:1, 85:3, 166:19, 196:17, 202:2 efforts [1] - 196:20 eight [4] - 114:14, 145:25, 157:15, 157:19 eight-hour [1] - 145:25 either [23] - 13:1, 18:20, 23:15, 39:18, 59:23, 89:18, 90:12, 91:10, 91:12, 93:12, 117:9, 120:4, 139:11, 144:14, 151:2, 163:4, 167:20, 171:6, 176:8, 186:8, 205:25, 206:3, 206:5 electronic [1] - 193:14 elements [4] - 11:6, 11:10, 178:12, 186:8 elevated [2] - 161:7, 161:10 elevation [18] - 6:21, 7:7, 64:6, 67:11, 67:24, 68:5, 69:24, 70:6, 103:20, 104:16, 104:17, 104:23, 105:13, 109:12, 111:6, 120:16, 120:18, 121:2 elevation's [1] - 65:19 elevations [2] - 7:1, 68:23 eligible [6] - 49:15, 170:15, 185:2, 185:9, 185:10, 207:8 Ellen [1] - 48:23 elsewhere [1] - 143:2 email [2] - 46:16, 58:8 embodies [1] - 148:6 Emerald [1] - 155:1 emphasis [1] - 186:11 emphasize [1] - 184:7 employed [2] - 167:13, 185:16 encapsulating [4] - 64:7, 66:2, 93:15, 94:1 encapsulation [1] - 94:13 encased [1] - 112:12 encasement [1] -</p>	<p>97:18 encasing [1] - 94:2 enclosed [7] - 65:19, 65:22, 66:8, 67:12, 67:25, 68:6, 120:23 enclosing [1] - 64:9 encourage [1] - 186:6 encouraged [1] - 133:20 encourages [1] - 162:15 encroach [2] - 104:2, 113:25 end [17] - 23:18, 26:2, 83:25, 103:15, 108:24, 109:15, 109:16, 110:19, 112:19, 118:12, 142:17, 162:25, 182:22 endangered [1] - 182:17 energy [2] - 55:12, 55:23 engaged [1] - 165:3 engineer [8] - 124:1, 124:14, 126:14, 150:11, 151:18, 154:24, 173:7, 186:3 engineering [3] - 151:22, 182:20, 196:1 Engineers [1] - 154:21 engineers [1] - 154:23 enjoy [1] - 174:3 enormous [1] - 178:5 ensure [1] - 99:15 enter [3] - 99:5, 147:22, 155:16 entered [2] - 10:17, 145:20 entertain [18] - 4:15, 8:15, 11:25, 20:13, 34:6, 43:19, 59:1, 63:8, 73:13, 77:19, 97:6, 102:21, 113:14, 129:2, 137:20, 190:24, 193:18, 204:10 entertaining [1] - 24:20 entire [9] - 58:15, 143:24, 146:13, 148:22, 154:14, 159:20, 165:7, 172:14, 184:13 entirely [2] - 126:8, 149:1 entirety [3] - 133:13, 158:14, 159:6</p>	<p>entry [3] - 109:4, 109:5, 109:10 entryways [1] - 47:8 environment [1] - 13:18 EPSTEIN [22] - 1:15, 2:15, 19:24, 20:8, 25:15, 26:8, 56:4, 72:19, 79:14, 88:22, 92:2, 97:25, 113:20, 119:8, 126:3, 131:11, 131:18, 132:9, 140:2, 193:24, 196:13, 199:18 Epstein [3] - 2:15, 117:6, 197:7 Epstein's [1] - 114:15 equipment [1] - 164:7 ERIK [1] - 1:14 Erik [1] - 2:22 erode [1] - 106:9 especially [4] - 21:22, 115:1, 180:20, 194:19 essentially [3] - 35:15, 163:8, 172:9 establish [2] - 42:7, 155:11 established [2] - 6:7, 9:24 establishing [1] - 10:8 estate [4] - 10:18, 154:3, 154:5, 200:6 estimate [1] - 173:12 estimates [1] - 160:15 European [1] - 6:6 evaluate [3] - 47:24, 69:17, 139:25 evaluating [1] - 60:13 evaluation [3] - 22:1, 48:1, 60:14 evaluations [1] - 7:15 evening [4] - 17:11, 152:12, 181:22, 183:8 event [1] - 177:7 eventually [2] - 136:1, 142:20 evidence [7] - 7:12, 64:18, 66:1, 93:19, 97:15, 120:23, 158:9 evident [3] - 7:9, 99:6, 147:3 evolution [2] - 116:7, 116:22 ex [4] - 4:6, 62:5, 199:6, 207:17 ex-parte [1] - 199:6 exactly [2] - 111:6,</p>	<p>166:25 examine [2] - 79:7, 153:19 example [1] - 148:5 examples [3] - 9:20, 172:7, 172:21 except [5] - 68:6, 69:23, 90:9, 90:18, 187:9 excerpt [3] - 166:4, 166:5 executed [1] - 53:19 exemplifies [1] - 5:18 exercise [1] - 55:23 exhaustive [1] - 77:22 exist [3] - 118:1, 152:3, 172:3 existing [2] - 12:23, 13:10, 65:6, 65:21, 71:16, 71:17, 74:18, 82:1, 103:18, 104:21, 106:10, 111:14, 111:16, 120:17, 124:15, 125:20, 131:8, 138:20, 139:12, 139:17, 149:13, 149:22 exit [1] - 147:23 expanded [1] - 145:24 expanding [1] - 189:2 expend [1] - 55:23 expended [1] - 55:11 expense [1] - 166:7 expensive [1] - 143:17 expertise [1] - 102:14 explain [1] - 50:19 explored [2] - 179:23, 190:16 exploring [1] - 205:18 exposed [3] - 7:2, 133:6, 135:7 extension [3] - 114:16, 114:25, 118:10 exterior [4] - 7:18, 11:5, 47:10, 68:12 extra [1] - 111:5 extrapolate [1] - 166:24 extremely [3] - 159:16, 191:15, 205:9 eye [1] - 161:4 eyes [1] - 43:2</p>
<b>F</b>				
<p>fabric [7] - 15:4, 47:10, 75:13, 87:10,</p>				

<p>114:3, 117:4, 141:18 facades [1] - 11:9 faces [1] - 115:22 facilities [3] - 149:18, 149:20, 200:13 facility [5] - 136:3, 153:20, 155:11, 158:20, 201:11 facing [6] - 114:19, 114:20, 116:14, 118:6, 118:7, 151:3 fact [26] - 27:25, 29:21, 33:1, 55:25, 63:24, 65:25, 71:8, 74:10, 76:3, 102:11, 106:20, 108:19, 120:5, 120:8, 132:24, 139:2, 139:23, 140:22, 142:3, 144:20, 158:2, 161:6, 162:15, 162:19, 170:6, 184:14 factor [3] - 117:15, 117:17, 162:7 factory [1] - 184:20 facts [1] - 184:24 faculty [1] - 209:2 fail [1] - 193:18 failed [1] - 163:1 failing [2] - 146:10, 196:4 failure [4] - 143:24, 150:14, 195:17, 196:6 failures [1] - 147:7 fair [1] - 206:17 faith [1] - 137:11 fall [3] - 49:8, 50:6, 198:8 fallen [1] - 126:1 falling [2] - 147:5, 175:22 falls [1] - 158:11 families [2] - 93:11, 203:2 family [23] - 12:19, 13:6, 16:19, 64:1, 103:19, 104:12, 112:24, 175:10, 189:25, 200:24, 201:3, 201:5, 201:12, 201:22, 202:10, 202:13, 202:15, 202:23, 202:25, 203:20, 203:21, 205:12, 206:13 Family [8] - 202:10, 203:6, 203:16,</p>	<p>203:17, 203:18, 205:14, 206:5, 206:6 family's [1] - 201:1 fan [1] - 143:20 fancy [1] - 83:12 Faneuil [2] - 162:22, 168:6 fantastic [2] - 135:11, 189:4 far [7] - 20:19, 20:21, 24:4, 53:7, 76:8, 79:3, 116:2 fast [2] - 127:21, 169:22 father [1] - 189:11 favor [20] - 3:15, 4:19, 8:23, 12:8, 29:8, 38:5, 44:4, 44:14, 61:1, 63:12, 92:10, 98:1, 103:4, 119:6, 132:12, 145:3, 199:9, 199:16, 206:18, 209:6 FDHR [1] - 208:4 feasibility [3] - 149:12, 164:14, 166:15 feasible [5] - 49:21, 49:25, 99:18, 150:8, 173:14 feature [8] - 6:21, 30:5, 65:24, 66:9, 68:9, 105:15, 120:24, 122:13 features [8] - 13:17, 42:4, 56:14, 56:16, 68:14, 108:21, 110:11, 133:20 February [3] - 93:16, 153:24, 158:1 federal [2] - 54:14, 185:10 feet [26] - 30:1, 30:9, 31:2, 35:10, 35:13, 35:14, 36:19, 36:25, 37:3, 37:4, 37:13, 37:15, 39:12, 39:14, 42:21, 42:25, 105:24, 111:5, 115:10, 115:11, 158:18, 158:21, 160:4, 191:17, 202:19 Felder [1] - 165:6 fellow [1] - 162:20 felt [1] - 202:14 fence [2] - 174:5, 181:11 fenced [1] - 179:11 fenestration [1] - 47:11</p>	<p>Festival [2] - 162:24, 172:15 few [9] - 6:5, 53:12, 61:16, 78:19, 87:12, 110:17, 114:23, 115:5, 123:18 fiber [1] - 104:1 fiber-cement [1] - 104:1 Fiberglass [1] - 112:10 field [1] - 43:7 Field [1] - 165:19 fighting [1] - 202:6 figure [2] - 202:3, 208:14 File [4] - 47:3, 47:16, 184:9, 184:25 file [5] - 45:13, 89:22, 105:6, 120:21, 185:18 filed [2] - 45:10, 104:5 filing [2] - 40:18, 108:25 fill [2] - 87:1, 205:21 finagle [1] - 75:8 final [1] - 79:15 finalizing [1] - 155:18 financial [1] - 166:15 financially [3] - 163:1, 178:13 Fincantieri [3] - 155:7, 155:10, 155:15 findings [2] - 8:17, 60:21 fine [9] - 15:23, 16:20, 23:19, 52:19, 91:9, 116:9, 127:22, 203:18, 204:25 finish [1] - 168:13 finished [2] - 65:15, 147:23 fire [5] - 5:24, 98:24, 99:6, 99:18, 102:10 firm [6] - 151:22, 154:2, 155:19, 165:2, 165:18 first [32] - 5:1, 5:10, 9:23, 10:16, 11:3, 23:10, 32:8, 38:12, 47:7, 50:12, 51:2, 62:15, 62:21, 65:22, 66:9, 74:16, 92:20, 108:4, 111:24, 113:19, 119:25, 138:12, 142:1, 153:2, 153:7, 158:22, 158:23, 160:17, 163:25, 167:23, 201:4</p>	<p>first-floor [2] - 65:22, 66:9 firsthand [1] - 65:24 fit [2] - 150:24, 175:23 five [6] - 21:2, 21:5, 32:8, 32:11, 145:16, 172:18 fix [8] - 56:8, 74:2, 74:12, 78:1, 80:2, 135:10, 135:11, 135:16 fixed [9] - 47:11, 80:23, 81:1, 81:2, 81:15, 83:20, 83:21, 93:1, 136:18 fixing [3] - 69:5, 71:8, 135:21 flat [6] - 72:21, 163:7, 166:11, 167:2, 175:24, 176:7 flex [2] - 166:20, 166:22 flexibility [3] - 13:11, 106:18, 167:1 flip [1] - 176:9 flock [1] - 179:6 floor [16] - 7:14, 11:3, 11:4, 51:2, 51:8, 51:14, 64:6, 64:7, 65:15, 65:19, 65:22, 66:9, 68:5, 118:18, 148:2, 148:3 Floor [1] - 1:8 floors [1] - 51:7 FLORIDA [1] - 210:3 Florida [34] - 1:9, 1:10, 10:5, 10:7, 19:18, 20:1, 24:14, 25:2, 28:6, 28:24, 29:1, 47:3, 47:16, 101:16, 107:14, 123:4, 134:17, 143:23, 156:15, 183:11, 183:24, 184:2, 184:9, 184:16, 184:18, 184:21, 184:25, 185:3, 185:6, 186:12, 207:4, 208:24, 210:7, 210:19 flourished [1] - 9:18 flush [1] - 68:12 folks [4] - 136:2, 165:17, 188:14, 188:19 follow [1] - 18:4 following [2] - 96:3, 146:19 foot [5] - 160:18,</p>	<p>160:21, 160:22, 164:15, 177:5 footprint [2] - 106:11, 149:15 Ford [17] - 145:12, 146:6, 147:16, 148:12, 149:22, 165:23, 166:8, 166:18, 177:4, 177:15, 178:4, 178:11, 178:17, 182:10, 182:12, 184:23, 189:18 foregoing [2] - 209:16, 210:9 forestall [1] - 158:12 forget [1] - 143:25 forgiveness [1] - 74:10 forma [1] - 165:22 former [1] - 154:16 forth [1] - 104:3 forward [7] - 27:6, 100:23, 101:2, 108:18, 156:7, 164:25, 193:10 forwarded [1] - 45:16 forwarding [1] - 47:1 foundation [19] - 64:8, 64:23, 65:14, 65:17, 66:16, 66:19, 120:2, 121:8, 121:14, 122:8, 123:20, 124:24, 129:11, 129:19, 132:8, 147:3, 150:18, 194:18, 196:7 foundations [2] - 132:4, 192:14 four [5] - 9:9, 12:2, 46:24, 60:22, 174:9 four-and-a-half [1] - 174:9 FPR [1] - 1:9 fragility [1] - 150:7 frame [5] - 64:1, 98:16, 105:7, 136:17, 150:19 framed [3] - 5:22, 66:20, 129:19 frames [1] - 192:10 framework [1] - 158:5 framing [1] - 147:6 Francisco [2] - 177:6, 178:6 frankly [2] - 163:24, 194:5 Frazier [1] - 123:3 FRAZIER [1] - 123:9, 123:14, 123:16,</p>
---	---	---	--	---

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

<p>124:17, 124:20, 125:7, 125:10, 125:23, 126:10, 127:4, 127:7 Fred [1] - 47:14 free [1] - 95:23 frees [1] - 205:1 freight [1] - 145:21 front [5] - 6:25, 7:4, 7:6, 30:3, 30:4, 32:15, 33:8, 36:3, 39:19, 42:6, 50:10, 64:6, 64:7, 64:8, 64:22, 65:13, 65:18, 66:3, 66:4, 66:9, 66:23, 67:23, 68:7, 68:22, 69:24, 70:5, 71:12, 72:16, 103:20, 104:3, 104:16, 105:13, 105:24, 106:1, 106:2, 109:4, 109:10, 110:20, 111:6, 113:23, 114:19, 114:20, 115:23, 116:4, 116:10, 116:13, 118:6, 147:14, 158:17, 160:3, 167:8, 206:11 front-entry [1] - 109:4 front-facing [3] - 114:19, 114:20, 118:6 front-yard [1] - 104:3 fronting [2] - 6:2, 6:21 fronts [1] - 121:2 fruition [1] - 53:21 full [1] - 129:23 fully [1] - 118:7 function [2] - 89:8, 158:6 functional [2] - 109:13, 163:5 functionally [1] - 178:14 functions [1] - 46:13 funding [4] - 53:8, 54:10, 54:14, 165:4 Funeral [3] - 9:24, 10:22, 10:23 funeral [3] - 10:5, 10:7, 10:11 Furniture [4] - 6:10, 6:11, 6:13, 6:15 furtherance [1] - 55:7 future [1] - 55:12 fuzzy [1] - 81:3</p>	<p style="text-align: center;"><b>G</b></p> <p>gable [2] - 65:10, 65:12 gain [1] - 40:9 game [2] - 141:12, 168:4 garage [3] - 12:20, 13:7, 30:23, 103:14, 103:18, 103:22, 103:24, 103:25, 105:12, 105:13, 105:20, 105:23, 106:2, 106:6, 106:15, 109:4, 109:5, 109:8, 109:10, 110:1, 110:22, 114:18, 115:1, 115:4, 116:3, 116:5, 116:10, 116:13, 117:19, 117:20, 118:6 garages [1] - 105:11 garbage [1] - 136:7 gate [1] - 191:1 gauging [1] - 86:5 gavel [1] - 73:18 General [2] - 1:18, 2:10 general [1] - 147:11 generally [6] - 13:11, 30:9, 42:3, 42:12, 88:2, 114:9 generic [1] - 23:20 gentleman [1] - 179:19 gentlemen [2] - 188:20, 189:16 George [1] - 47:13 geotechnical [1] - 194:24 Gilmore [1] - 152:13 GILMORE [5] - 152:17, 152:22, 152:24, 153:11, 153:14 given [1] - 13:9, 49:23, 99:18, 99:20, 106:16, 109:2, 128:9, 150:7, 165:15, 166:14, 169:13 glad [1] - 189:15 glass [7] - 69:21, 71:19, 74:20, 78:16, 84:21, 99:8, 148:6 goal [1] - 27:3 Google [3] - 64:18, 68:21, 114:13 gosh [1] - 84:2</p>	<p>Gothic [1] - 11:8 governed [1] - 169:16 government [2] - 168:1, 184:3 grab [1] - 123:24 grade [1] - 161:9 gradual [1] - 39:20 grammar [1] - 203:15 Grandin [3] - 2:9, 80:13, 169:3 GRANDIN [45] - 1:18, 2:9, 5:4, 26:12, 27:23, 34:15, 34:21, 36:20, 36:23, 37:14, 37:18, 37:21, 37:23, 44:2, 80:18, 81:2, 81:10, 82:10, 82:13, 83:5, 83:9, 83:13, 83:17, 84:6, 85:17, 90:2, 90:6, 90:25, 91:11, 119:15, 129:7, 129:9, 129:22, 130:4, 132:18, 141:22, 142:24, 143:3, 173:3, 191:3, 191:5, 207:18, 207:23, 208:14, 208:18 Grant [1] - 54:11 grant [3] - 207:4, 207:5, 208:4 granted [2] - 64:25, 110:5 grants [1] - 206:25 grass [1] - 38:4 gravel [1] - 30:13 gray [4] - 12:23, 12:24, 13:8, 16:19 great [9] - 17:6, 21:9, 80:7, 138:5, 168:2, 188:25, 190:7, 203:19, 209:4 greater [2] - 13:11, 106:18 green [1] - 109:2 ground [3] - 51:8, 58:13, 198:24 Group [1] - 153:16 group [3] - 140:17, 153:18, 208:25 groups [1] - 171:2 Grove [5] - 105:14, 110:22, 118:5, 118:7, 118:16 growing [3] - 9:18, 135:8, 167:17 grown [1] - 30:23 guarantee [2] - 53:8, 53:18 guaranteed [1] - 59:9</p>	<p>guess [15] - 26:24, 27:17, 53:17, 74:3, 78:15, 86:6, 86:14, 88:11, 108:4, 139:21, 139:25, 144:4, 162:17, 180:2, 207:24 guessing [2] - 138:6, 204:23 guesstimates [1] - 160:16 guidance [1] - 146:22 guideline [1] - 88:11 guidelines [28] - 13:10, 13:14, 13:25, 22:2, 30:16, 51:11, 52:2, 56:22, 66:10, 67:10, 69:4, 69:8, 94:12, 96:4, 105:17, 106:4, 106:20, 107:1, 120:25, 121:12, 121:23, 122:14, 133:15, 134:6, 159:8, 159:15, 169:14 guy [3] - 84:3, 181:1, 181:15 guys [8] - 33:3, 71:22, 81:21, 92:16, 128:20, 180:22, 181:3, 194:10</p>	<p>167:21 happy [5] - 48:9, 53:25, 71:11, 71:12, 207:12 hard [4] - 70:10, 167:21, 180:24, 197:21 Hardboard [2] - 142:2, 143:18 Hardie [4] - 143:9, 143:22, 144:6, 144:14 hardly [1] - 123:22 hardship [2] - 174:7, 174:8 Harpreet [2] - 134:16, 134:18 hashed [1] - 27:21 hate [1] - 81:17 Haygood [1] - 10:12 HD [1] - 200:6 head [1] - 3:21 headlines [1] - 182:10 hear [3] - 24:22, 25:1, 25:9 heard [9] - 29:5, 63:19, 63:22, 141:7, 155:6, 158:23, 158:24, 160:7, 169:5 Heard [1] - 5:1 hearing [52] - 3:19, 4:10, 4:15, 4:23, 8:4, 8:15, 9:2, 11:20, 11:25, 12:12, 14:24, 15:7, 20:13, 29:12, 31:9, 34:6, 38:9, 41:5, 43:19, 44:8, 44:18, 48:14, 59:1, 61:5, 62:9, 63:8, 63:16, 70:12, 73:13, 73:16, 77:19, 92:14, 94:21, 97:6, 98:5, 100:8, 102:21, 103:8, 107:7, 113:14, 122:21, 127:16, 129:2, 134:12, 137:19, 145:7, 152:9, 190:24, 201:18, 204:9, 206:22, 209:12 hearsay [1] - 160:13 heartbroken [1] - 100:20 heavily [6] - 64:15, 76:20, 105:8, 108:6, 108:8 heavy [3] - 108:8, 164:7, 195:11 Heckscher [2] -</p>
		<p>Grant [1] - 54:11 grant [3] - 207:4, 207:5, 208:4 granted [2] - 64:25, 110:5 grants [1] - 206:25 grass [1] - 38:4 gravel [1] - 30:13 gray [4] - 12:23, 12:24, 13:8, 16:19 great [9] - 17:6, 21:9, 80:7, 138:5, 168:2, 188:25, 190:7, 203:19, 209:4 greater [2] - 13:11, 106:18 green [1] - 109:2 ground [3] - 51:8, 58:13, 198:24 Group [1] - 153:16 group [3] - 140:17, 153:18, 208:25 groups [1] - 171:2 Grove [5] - 105:14, 110:22, 118:5, 118:7, 118:16 growing [3] - 9:18, 135:8, 167:17 grown [1] - 30:23 guarantee [2] - 53:8, 53:18 guaranteed [1] - 59:9</p>	<p style="text-align: center;"><b>H</b></p> <p>half [9] - 9:23, 72:24, 122:5, 124:10, 127:2, 129:14, 174:9 half-inch [6] - 122:5, 124:10, 127:2, 129:14 halfway [1] - 72:17 Hall [2] - 162:22, 168:6 hallway [2] - 3:5, 61:20 hand [23] - 15:25, 31:21, 37:11, 37:12, 38:15, 41:17, 57:15, 59:12, 70:21, 84:12, 95:8, 101:20, 107:18, 123:8, 134:21, 152:16, 156:17, 175:1, 182:1, 183:13, 186:25, 188:4 handed [2] - 49:13, 176:21 handout [1] - 157:10 hands [1] - 123:25 handshake [1] -</p>	

<p>181:23, 200:8 height [4] - 22:13, 65:16, 105:19, 149:17 held [3] - 1:6, 123:18, 199:4 hello [1] - 107:12 help [8] - 21:14, 26:21, 53:10, 81:25, 82:4, 92:17, 205:14, 208:25 helpful [1] - 81:11 Henry [2] - 146:6, 184:23 heritage [2] - 6:19, 48:7 Herschel [1] - 4:5 hex [1] - 16:13 heyday [1] - 9:21 hi [1] - 156:13 hidden [1] - 115:4 high [5] - 149:19, 160:24, 162:25, 167:11, 202:19 high-end [1] - 162:25 high-stacked [1] - 149:19 highlighted [1] - 50:5 highly [1] - 93:13 Hillman [1] - 10:23 Hillman-Pratt [1] - 10:23 hindsight [1] - 126:18 hip [1] - 103:22 hire [1] - 165:16 hired [4] - 32:9, 32:22, 32:25, 165:17 Historic [18] - 2:5, 2:11, 2:13, 3:13, 5:9, 45:2, 47:19, 98:18, 99:14, 151:4, 182:15, 183:25, 185:8, 188:23, 197:14, 200:14, 207:1, 209:2 HISTORIC [1] - 1:2 historic [96] - 9:3, 9:12, 11:21, 15:4, 17:23, 18:1, 25:17, 38:2, 46:4, 46:11, 46:13, 46:17, 47:21, 49:7, 49:10, 50:3, 52:22, 53:15, 53:22, 64:2, 64:13, 64:17, 64:21, 65:10, 65:15, 66:23, 67:3, 67:5, 67:6, 67:7, 67:9, 68:14, 68:18, 68:20, 68:22, 68:23, 72:16, 74:22, 74:23, 75:13,</p>	<p>86:19, 87:9, 87:25, 89:3, 92:23, 93:5, 93:6, 93:17, 93:18, 93:24, 94:2, 96:4, 102:7, 105:2, 114:2, 115:21, 116:11, 116:19, 120:19, 121:17, 121:20, 133:1, 133:3, 133:12, 133:19, 133:25, 135:21, 140:3, 140:15, 141:5, 141:18, 148:13, 148:15, 156:5, 159:23, 162:12, 164:20, 169:23, 171:21, 173:20, 173:22, 173:24, 175:17, 177:17, 179:16, 180:14, 181:5, 189:9, 197:9, 197:19, 198:3, 201:2, 201:9, 207:6, 208:24 Historical [6] - 126:19, 181:20, 181:24, 182:15, 206:25, 207:5 historical [13] - 6:19, 48:6, 71:16, 97:19, 99:16, 118:2, 126:17, 126:21, 151:8, 176:5, 189:4, 190:9, 201:7 historically [7] - 28:2, 66:18, 94:4, 116:3, 116:14, 148:9, 170:7 history [11] - 24:8, 56:17, 159:13, 159:14, 167:12, 178:9, 185:21, 188:15, 190:12, 197:20, 198:5 hitting [1] - 164:24 Hogan [4] - 1:8, 46:6, 46:15, 49:17 hold [2] - 33:21, 124:24 holding [4] - 20:5, 50:14, 125:22, 126:11 holdings [2] - 154:3, 154:5 holes [1] - 51:16 Hollywood [1] - 62:3 Home [3] - 9:24, 10:22, 10:23 home [27] - 10:11, 16:11, 16:24, 18:3,</p>	<p>19:2, 24:8, 26:16, 33:24, 103:21, 104:12, 104:13, 104:18, 105:8, 106:21, 108:22, 108:23, 109:18, 109:19, 109:20, 110:6, 110:10, 122:2, 136:2, 138:13, 139:19, 141:8 home's [1] - 105:2 Homekor [1] - 48:24 homeowner [2] - 27:4, 75:11 Homes [1] - 41:13 homes [5] - 10:5, 12:25, 16:21, 105:10, 113:23 honestly [3] - 14:22, 21:8, 140:9 honor [1] - 201:1 hopefully [1] - 19:1 hoping [3] - 71:19, 158:12, 180:12 horizontal [4] - 7:6, 54:3, 105:18, 144:15 horizontally [1] - 121:4 horrible [2] - 178:18, 193:1 horse [1] - 56:11 horse-trading [1] - 56:11 hour [3] - 61:13, 145:25, 172:24 hours [1] - 3:4 house [62] - 5:23, 16:13, 16:24, 17:21, 21:19, 25:17, 26:19, 28:3, 32:18, 36:15, 36:17, 37:1, 37:3, 37:5, 37:9, 37:13, 39:4, 40:24, 40:25, 42:20, 42:21, 74:13, 76:13, 76:15, 77:4, 77:7, 81:19, 86:21, 110:20, 111:14, 111:16, 112:8, 112:22, 113:3, 113:24, 114:7, 114:10, 116:5, 116:6, 116:18, 116:23, 118:1, 123:18, 123:21, 123:22, 123:23, 124:4, 124:8, 124:25, 125:25, 126:1, 126:2, 126:12, 126:14,</p>	<p>128:4, 128:18, 137:4, 139:16, 140:23, 140:25, 142:10, 142:19 housed [1] - 6:9 houses [10] - 10:19, 42:2, 42:11, 42:25, 43:3, 86:19, 114:14, 115:25, 118:14, 118:15 Hubbard [2] - 63:20, 64:15 huge [1] - 177:22 hundred [2] - 10:4, 160:20 hung [5] - 7:8, 69:19, 89:5, 89:6, 105:19 hurdle [1] - 55:10 hurricanes [1] - 18:3    icon [1] - 177:17 idea [11] - 22:10, 35:2, 39:17, 39:21, 53:14, 126:16, 131:5, 158:24, 158:25, 164:10, 180:17 ideas [2] - 24:20, 34:25 identified [3] - 45:1, 65:25, 149:3 Ill [1] - 1:13 image [1] - 40:23 images [5] - 14:20, 21:8, 21:11, 68:21, 87:12 immediately [1] - 160:7 immense [2] - 147:7, 150:7 imminent [1] - 150:14 impact [1] - 42:15 impacted [1] - 113:3 imperceptible [1] - 42:24 importance [1] - 171:18 important [12] - 128:19, 148:12, 157:2, 166:2, 169:15, 169:20, 171:14, 176:24, 178:3, 188:18, 190:14, 202:11 impossibility [1] - 173:4 impossible [1] - 60:9 improper [1] - 74:9 improperly [1] - 75:12</p>	<p>improve [1] - 110:9 improvements [1] - 54:4 inappropriate [1] - 75:3 inaudible [7] - 16:11, 26:11, 81:6, 81:9, 126:2, 127:7, 130:18 inaudible [1] - 95:4 incentives [1] - 55:1 inch [7] - 72:24, 122:5, 124:10, 127:2, 129:14 inclined [3] - 25:12, 25:13, 115:14 include [10] - 46:3, 66:1, 66:8, 66:12, 103:24, 137:8, 149:17, 169:12, 194:23, 194:24 included [8] - 29:25, 46:18, 66:23, 93:2, 125:5, 151:23, 207:11, 208:6 includes [5] - 64:3, 66:21, 93:14, 120:21, 195:1 including [7] - 11:6, 45:13, 56:20, 154:4, 157:22, 195:16, 207:7 incompatible [4] - 67:2, 69:2, 69:10, 106:6 inconsistent [12] - 13:24, 30:16, 64:16, 69:3, 106:4, 106:12, 106:25, 121:22, 122:14, 133:15, 134:5, 151:10 incorporate [3] - 49:19, 49:23, 50:1 incorporated [1] - 6:1 incorporating [1] - 51:17 increase [1] - 155:24 increasing [1] - 153:21 incredible [2] - 188:17, 202:21 Independent [3] - 48:19, 100:16, 201:21 indicate [2] - 124:4, 185:1 indicated [1] - 195:7 indicates [3] - 124:2, 179:17, 185:18 Indicating [1] - 129:7 indicating [5] - 31:11,</p>
---	--	--	--	--

<p>57:6, 62:12, 101:10, 127:17  indicating [1] - 16:17  indicative [1] - 161:14  individual [1] - 47:18  individually [1] - 76:11  individuals [1] - 186:5  indoor [1] - 149:24  industrial [14] - 145:18, 146:14, 148:5, 150:6, 162:8, 166:19, 166:20, 167:4, 171:21, 174:12, 174:13, 189:11, 195:11  Industrial [7] - 148:25, 149:2, 149:3, 155:3, 155:5, 162:9, 162:12  infill [5] - 120:2, 121:8, 121:9, 132:7, 132:8  information [7] - 19:11, 22:15, 149:10, 185:14, 196:9, 196:11, 198:2  inherent [1] - 11:11  Initiated [2] - 29:18, 119:23  input [1] - 108:16  insert [2] - 71:18, 202:23  inserting [1] - 202:10  insertion [2] - 202:24, 203:20  inserts [2] - 71:22, 88:12  inside [2] - 136:15, 192:12  insinuating [1] - 206:12  inspection [3] - 65:23, 68:16, 194:25  install [1] - 96:17  installation [3] - 12:18, 65:11, 66:12  installed [12] - 21:1, 21:3, 21:5, 21:17, 22:7, 26:16, 26:23, 30:6, 30:25, 69:11, 72:15, 75:7  installing [2] - 66:2, 67:8  instance [1] - 108:13  instead [4] - 42:20, 94:8, 122:4, 203:4  institutional [1] - 164:21  instructions [1] - 128:10  instructor [1] - 208:23</p>	<p>insurance [4] - 21:23, 98:25, 99:2, 100:23  intact [2] - 7:5, 11:2  integral [1] - 198:4  integrated [1] - 52:7  integrity [8] - 10:24, 10:25, 11:1, 11:10, 99:21, 106:10, 184:12, 190:12  intend [2] - 34:10, 76:23  intended [2] - 191:25, 202:15  intends [1] - 148:18  intent [9] - 51:7, 146:25, 150:5, 161:22, 162:8, 163:23, 175:23, 180:7, 200:25  intention [1] - 197:11  intentions [1] - 58:4  interaction [1] - 58:8  interest [1] - 203:20  interested [1] - 14:24  interesting [3] - 24:7, 53:10, 161:3  Interior [3] - 56:21, 146:17, 169:11  interior [5] - 64:11, 120:15, 137:9, 148:1, 195:3  international [1] - 184:22  interrupt [1] - 170:2  interruption [1] - 161:23  introduce [1] - 153:2  introduced [2] - 200:4, 208:24  introducing [1] - 178:11  introductions [2] - 2:7, 61:19  intrusive [1] - 180:3  investigated [1] - 149:11  investigation [1] - 195:25  Investment [3] - 54:8, 55:1, 55:15  investment [1] - 153:21  investor [1] - 166:7  investors [1] - 163:3  invited [1] - 30:19  involved [6] - 54:6, 54:15, 146:7, 154:13, 154:18, 157:20  irreparable [1] -</p>	<p>122:10  irreplaceable [1] - 178:10  issue [11] - 24:14, 42:4, 80:22, 84:1, 84:12, 96:8, 96:13, 96:15, 164:10, 195:10, 207:19  issued [1] - 159:5  issues [4] - 74:2, 114:25, 126:6, 177:22  Italian [1] - 155:7  italics [1] - 83:9  Item [5] - 91:17, 129:18, 130:20, 171:23, 172:25  item [5] - 59:18, 90:4, 140:5, 170:18, 171:16  Items [1] - 5:1  items [8] - 38:17, 63:19, 67:18, 67:21, 69:23, 70:2, 71:9  itself [4] - 84:2, 84:18, 117:20, 163:5  IW [1] - 148:25</p> <p style="text-align: center;"><b>J</b></p> <p>J.C [1] - 2:19  JACK [1] - 1:13  JACKSONVILLE [1] - 1:1  Jacksonville [33] - 1:9, 2:5, 10:9, 10:15, 11:13, 47:15, 101:16, 107:14, 134:17, 146:8, 147:20, 149:16, 153:22, 154:4, 154:8, 154:25, 155:8, 156:14, 162:10, 164:21, 165:3, 167:18, 174:24, 177:4, 178:17, 179:3, 179:5, 181:24, 185:20, 188:2, 188:14, 188:25, 190:13  Jacksonville's [4] - 9:14, 9:22, 10:3, 154:17  Jamie [1] - 95:3  Jasmine [1] - 95:5  Jaxport [1] - 165:8  Jenny [2] - 183:10, 183:23  JERMAINE [1] - 1:17</p>	<p>Jermaine [1] - 2:13  Jewish [1] - 6:6  JHPC [3] - 55:4, 55:25, 208:25  JHS [1] - 182:19  Jim [2] - 48:23, 152:13  job [4] - 168:1, 180:23, 194:9, 197:15  jobs [6] - 153:21, 155:24, 167:19, 167:25, 174:12, 188:24  jog [2] - 39:19, 39:20  John [1] - 70:16  john [1] - 70:18  Johnny [1] - 176:23  Johns [1] - 123:4  Joseph [2] - 10:10, 10:12  judicata [4] - 83:6, 83:10, 143:3, 169:3  judicial [1] - 207:18  JULIA [1] - 1:15  Julia [1] - 2:15  juncture [1] - 7:3  June [1] - 210:15</p> <p style="text-align: center;"><b>K</b></p> <p>Kahn [2] - 145:17, 189:6  Kahn's [2] - 147:19, 148:4  KASPER [78] - 1:14, 2:22, 3:14, 4:18, 8:19, 12:5, 14:16, 17:11, 18:4, 18:7, 18:10, 18:13, 18:16, 18:18, 18:21, 20:16, 34:9, 35:1, 35:12, 36:11, 37:8, 37:16, 37:19, 37:22, 43:22, 44:13, 50:18, 52:10, 52:13, 53:3, 59:5, 60:11, 63:11, 77:20, 78:3, 78:5, 78:21, 82:24, 83:8, 83:11, 83:15, 92:9, 97:8, 97:13, 102:24, 113:15, 115:17, 118:20, 118:23, 119:2, 119:7, 124:13, 124:18, 125:3, 129:3, 129:17, 130:2, 130:5, 130:8, 130:15, 130:19, 131:7, 131:16, 132:1, 138:10, 143:19, 144:3,</p>	<p>144:17, 153:8, 153:12, 170:1, 190:25, 191:12, 199:10, 199:21, 203:13, 203:22, 208:2  Kasper [3] - 2:22, 194:3, 198:9  Kasper's [2] - 60:19, 97:24  KasselWood [3] - 12:24, 28:13, 28:15  kayak [1] - 202:16  keep [15] - 5:8, 33:6, 33:7, 33:10, 36:1, 61:11, 61:17, 90:18, 126:17, 126:21, 163:21, 169:5, 178:3, 183:5, 196:24  keeping [8] - 13:16, 35:12, 38:2, 85:11, 97:19, 106:20, 115:8, 195:20  Kelly [5] - 2:11, 100:20, 129:13, 129:24, 141:13  KELLY [48] - 1:17, 2:11, 5:12, 8:8, 9:6, 12:17, 14:9, 14:19, 20:24, 21:25, 22:15, 23:13, 27:15, 29:20, 38:17, 39:1, 39:23, 40:19, 44:22, 59:16, 63:21, 77:25, 78:4, 78:11, 79:5, 79:20, 80:25, 81:9, 86:20, 92:22, 98:15, 103:12, 120:1, 132:23, 137:2, 137:25, 138:5, 139:1, 139:7, 140:8, 145:11, 151:25, 194:12, 200:3, 204:15, 207:1, 208:5, 208:17  kept [1] - 136:4  Khan [4] - 176:25, 189:22, 190:2, 192:20  kick [1] - 2:4  kicked [1] - 158:25  Killinger [1] - 47:13  Kim [7] - 57:11, 57:13, 73:19, 73:20, 76:8, 127:24, 176:19  kind [41] - 17:23, 18:2, 21:4, 23:19, 25:23, 42:17, 42:20, 53:17, 73:24, 75:24, 76:10, 80:24, 81:12, 81:20,</p>
---	---	---	--	---

<p>81:25, 82:3, 84:11, 85:1, 85:18, 86:1, 88:9, 91:4, 95:20, 102:10, 110:2, 112:23, 113:23, 116:17, 117:4, 139:3, 143:12, 143:23, 148:17, 161:3, 169:4, 172:7, 186:12, 196:14, 198:25, 205:7, 206:12 kinds [1] - 40:9 King [1] - 165:10 kitchen [1] - 51:23 kitchen-type [1] - 51:23 knee [2] - 36:19, 37:9 knock [1] - 119:21 knocking [1] - 58:16 knowledge [1] - 171:5 known [3] - 10:9, 189:10, 190:2 knows [1] - 171:7</p>	<p>46:7, 46:25, 201:9 landscape [4] - 37:2, 37:7, 37:10, 37:12 landscaped [1] - 36:17 landscaping [1] - 38:4 language [2] - 22:4, 59:10 lap [7] - 104:1, 105:18, 108:16, 110:13, 112:4, 144:15 large [8] - 30:23, 93:12, 149:15, 154:1, 154:5, 155:7, 191:15 Large [1] - 1:10 large-building- footprint [1] - 149:15 larger [3] - 40:6, 45:24, 106:1 largest [2] - 146:3, 154:2 last [19] - 18:2, 19:1, 28:18, 95:20, 108:7, 108:14, 109:16, 109:17, 112:23, 148:16, 172:7, 172:20, 179:18, 182:9, 184:3, 185:24, 193:6, 198:15, 198:16 late [3] - 6:12, 141:11, 205:9 lattice [6] - 65:2, 65:16, 66:16, 66:20, 120:3, 121:9 launch [1] - 202:16 laundry [1] - 165:15 Laura [3] - 3:24, 3:25, 152:13 lavatories [1] - 161:7 lavatory [1] - 161:2 LaVilla [5] - 6:7, 9:12, 9:13, 9:17, 9:21 Lawton [4] - 9:24, 9:25, 10:6, 10:22 lawyer [2] - 82:25, 83:16 lawyers [2] - 204:21, 205:4 lead [1] - 82:11 leaders [1] - 10:15 leading [1] - 154:22 leaky [1] - 192:6 lean [1] - 117:16 leaning [1] - 27:10 lease [1] - 155:18 least [18] - 27:3, 27:19, 35:7, 46:24, 58:11, 59:11, 60:22,</p>	<p>61:13, 80:20, 82:19, 85:24, 110:9, 110:11, 116:25, 155:24, 172:17, 180:3, 205:1 leave [3] - 75:17, 82:15, 180:22 ledge [1] - 47:6 left [7] - 6:13, 32:6, 37:12, 40:24, 53:22, 60:10 left-hand [1] - 37:12 legal [1] - 24:16 legally [1] - 142:23 legion [1] - 188:14 legislation [2] - 162:13, 204:21 length [1] - 47:7 lengthening [1] - 66:4 Leo [1] - 6:10 less [3] - 115:10, 191:18, 198:22 letter [8] - 124:19, 125:6, 160:9, 196:1, 206:24, 207:3, 207:10, 208:3 letters [3] - 150:10, 150:13, 186:2 letting [2] - 56:5, 74:17 level [1] - 56:23 Liberty [4] - 38:14, 38:24, 38:25, 61:24 library [1] - 166:1 licensed [1] - 10:7 lies [1] - 149:1 lieu [1] - 138:20 light [1] - 109:2 likely [3] - 86:14, 147:13, 173:7 limit [1] - 91:2 line [8] - 40:20, 40:22, 105:25, 108:12, 115:25, 147:10, 147:16, 198:8 lines [1] - 85:19 lingo [1] - 193:12 lining [1] - 113:23 list [3] - 165:15, 182:17, 182:18 listed [4] - 29:22, 98:17, 169:18, 200:19 listening [1] - 81:13 listing [1] - 47:19 literally [1] - 110:18 live [3] - 166:12, 176:19, 186:23 lives [1] - 60:4 living [1] - 136:3</p>	<p>LLC [1] - 200:6 Llorens [1] - 153:25 LM-03-09 [1] - 145:14 LM-22-04 [3] - 5:11, 5:12, 8:18 LM-22-05 [4] - 9:4, 9:6, 12:2, 12:13 load [2] - 7:18, 195:9 load-bearing [1] - 7:18 loaded [1] - 147:22 loading [1] - 103:17 lobbying [1] - 153:17 local [12] - 5:12, 7:24, 9:6, 11:15, 46:7, 47:18, 48:2, 49:1, 93:10, 149:18, 169:16, 184:3 locally [3] - 59:21, 145:13, 148:14 locate [1] - 167:22 located [12] - 9:11, 30:2, 44:24, 103:15, 103:20, 105:12, 105:24, 120:10, 121:2, 148:14, 200:8, 201:9 location [6] - 10:25, 47:20, 49:24, 105:21, 120:15, 201:8 locations [1] - 120:18 Lockett [1] - 165:6 Lockett-Felder [1] - 165:6 Lofts [1] - 162:21 Logan [1] - 177:23 logistics [1] - 149:17 long-vacant [1] - 177:18 longevity [2] - 18:23, 21:22 look [40] - 14:18, 21:1, 21:3, 21:4, 21:9, 22:6, 22:7, 22:9, 25:24, 26:1, 26:15, 26:18, 50:4, 58:8, 62:19, 72:14, 72:16, 72:17, 73:23, 74:20, 77:7, 85:7, 87:1, 87:13, 89:9, 97:17, 109:11, 111:4, 113:24, 118:2, 126:17, 126:22, 131:4, 131:14, 131:23, 131:25, 176:25, 177:2, 177:9 looked [9] - 14:20, 20:22, 21:8, 40:4, 49:11, 77:3, 117:23,</p>	<p>163:2 looking [20] - 25:19, 25:22, 49:4, 49:20, 51:23, 53:17, 54:8, 55:2, 55:9, 56:12, 56:17, 96:2, 112:10, 113:22, 114:12, 168:12, 193:17, 197:23, 198:19, 207:21 looks [9] - 14:23, 23:11, 23:24, 25:21, 131:10, 167:14, 179:12, 194:14, 194:16 loose [1] - 124:25 Lopera [4] - 2:20, 78:24, 117:7, 198:2 LOPERA [1] - 1:13, 2:20, 3:11, 4:16, 8:16, 12:1, 14:3, 14:13, 19:5, 20:14, 20:18, 24:25, 28:9, 28:17, 28:25, 34:7, 35:9, 35:22, 36:5, 36:9, 37:24, 38:1, 43:20, 43:24, 44:3, 44:11, 59:3, 60:18, 63:9, 70:9, 72:1, 72:8, 72:12, 73:14, 78:25, 80:12, 82:6, 82:11, 85:6, 90:8, 90:17, 91:5, 91:15, 92:5, 96:7, 96:12, 96:16, 96:20, 97:11, 97:23, 102:22, 111:12, 111:16, 111:20, 114:4, 117:22, 119:11, 125:4, 125:8, 125:12, 126:25, 127:6, 127:9, 129:6, 130:7, 130:14, 130:18, 130:23, 137:21, 138:1, 138:9, 138:24, 139:4, 139:10, 141:21, 142:11, 142:22, 144:2, 144:8, 144:11, 144:19, 151:17, 152:4, 194:2, 194:14, 199:14, 199:17, 204:11, 205:24, 206:2, 208:8 lose [3] - 141:18, 141:19, 157:2 loss [2] - 99:3, 100:21 lost [1] - 139:24 love [2] - 181:16,</p>
<p><b>L</b></p>				
<p>labor [2] - 160:23, 163:21 lack [3] - 7:10, 34:18, 85:15 laid [1] - 51:3 land [14] - 147:11, 148:22, 149:4, 154:12, 154:14, 155:4, 162:6, 167:18, 174:10, 200:5, 200:22, 200:25, 201:3 Land [1] - 169:17 landing [1] - 120:15 landmark [26] - 5:13, 6:17, 7:24, 8:12, 9:7, 11:15, 12:3, 45:15, 45:18, 46:21, 47:1, 48:3, 49:15, 54:10, 56:7, 60:23, 145:13, 146:12, 149:8, 159:11, 170:4, 170:8, 170:10, 170:16, 172:19, 173:25 landmarked [8] - 49:6, 49:16, 59:20, 179:25, 180:2, 180:21, 189:9, 191:21 landmarking [2] - 60:1, 60:7 landmarks [4] - 8:10,</p>	<p>lavatory [1] - 161:2 LaVilla [5] - 6:7, 9:12, 9:13, 9:17, 9:21 Lawton [4] - 9:24, 9:25, 10:6, 10:22 lawyer [2] - 82:25, 83:16 lawyers [2] - 204:21, 205:4 lead [1] - 82:11 leaders [1] - 10:15 leading [1] - 154:22 leaky [1] - 192:6 lean [1] - 117:16 leaning [1] - 27:10 lease [1] - 155:18 least [18] - 27:3, 27:19, 35:7, 46:24, 58:11, 59:11, 60:22,</p>	<p>line [8] - 40:20, 40:22, 105:25, 108:12, 115:25, 147:10, 147:16, 198:8 lines [1] - 85:19 lingo [1] - 193:12 lining [1] - 113:23 list [3] - 165:15, 182:17, 182:18 listed [4] - 29:22, 98:17, 169:18, 200:19 listening [1] - 81:13 listing [1] - 47:19 literally [1] - 110:18 live [3] - 166:12, 176:19, 186:23 lives [1] - 60:4 living [1] - 136:3</p>	<p>locations [1] - 120:18 Lockett [1] - 165:6 Lockett-Felder [1] - 165:6 Lofts [1] - 162:21 Logan [1] - 177:23 logistics [1] - 149:17 long-vacant [1] - 177:18 longevity [2] - 18:23, 21:22 look [40] - 14:18, 21:1, 21:3, 21:4, 21:9, 22:6, 22:7, 22:9, 25:24, 26:1, 26:15, 26:18, 50:4, 58:8, 62:19, 72:14, 72:16, 72:17, 73:23, 74:20, 77:7, 85:7, 87:1, 87:13, 89:9, 97:17, 109:11, 111:4, 113:24, 118:2, 126:17, 126:22, 131:4, 131:14, 131:23, 131:25, 176:25, 177:2, 177:9 looked [9] - 14:20, 20:22, 21:8, 40:4, 49:11, 77:3, 117:23,</p>	<p>163:2 looking [20] - 25:19, 25:22, 49:4, 49:20, 51:23, 53:17, 54:8, 55:2, 55:9, 56:12, 56:17, 96:2, 112:10, 113:22, 114:12, 168:12, 193:17, 197:23, 198:19, 207:21 looks [9] - 14:23, 23:11, 23:24, 25:21, 131:10, 167:14, 179:12, 194:14, 194:16 loose [1] - 124:25 Lopera [4] - 2:20, 78:24, 117:7, 198:2 LOPERA [1] - 1:13, 2:20, 3:11, 4:16, 8:16, 12:1, 14:3, 14:13, 19:5, 20:14, 20:18, 24:25, 28:9, 28:17, 28:25, 34:7, 35:9, 35:22, 36:5, 36:9, 37:24, 38:1, 43:20, 43:24, 44:3, 44:11, 59:3, 60:18, 63:9, 70:9, 72:1, 72:8, 72:12, 73:14, 78:25, 80:12, 82:6, 82:11, 85:6, 90:8, 90:17, 91:5, 91:15, 92:5, 96:7, 96:12, 96:16, 96:20, 97:11, 97:23, 102:22, 111:12, 111:16, 111:20, 114:4, 117:22, 119:11, 125:4, 125:8, 125:12, 126:25, 127:6, 127:9, 129:6, 130:7, 130:14, 130:18, 130:23, 137:21, 138:1, 138:9, 138:24, 139:4, 139:10, 141:21, 142:11, 142:22, 144:2, 144:8, 144:11, 144:19, 151:17, 152:4, 194:2, 194:14, 199:14, 199:17, 204:11, 205:24, 206:2, 208:8 lose [3] - 141:18, 141:19, 157:2 loss [2] - 99:3, 100:21 lost [1] - 139:24 love [2] - 181:16,</p>

<p>197:19 lover [1] - 175:9 lower [1] - 111:22 lucky [1] - 164:24 Luther [1] - 165:10</p>	<p>massing [3] - 106:8, 115:7, 115:8 master [3] - 11:12, 105:6, 120:20 Master [4] - 47:3, 47:16, 184:9, 184:25 master's [1] - 183:25 match [20] - 39:12, 39:13, 42:1, 42:12, 65:6, 65:9, 65:12, 65:21, 67:5, 67:9, 68:19, 87:23, 93:24, 104:21, 105:2, 114:10, 131:2, 132:6, 133:24, 140:13 matching [2] - 206:25, 207:4 material [19] - 13:3, 13:15, 17:16, 21:21, 22:5, 23:20, 24:24, 28:20, 72:10, 79:13, 104:20, 104:24, 105:1, 121:20, 133:24, 133:25, 139:17, 171:25, 195:1 Materials [1] - 17:7 materials [7] - 11:11, 15:2, 23:8, 99:17, 103:24, 139:24, 164:8 math [2] - 35:4, 175:25 Mathews [1] - 165:8 matrix [2] - 65:1, 133:16 matter [1] - 140:25 maximize [2] - 148:1, 148:3 Mayport [1] - 155:14 McCoy's [1] - 154:25 mean [20] - 60:9, 73:2, 73:3, 76:16, 76:23, 80:19, 82:17, 88:8, 89:10, 91:9, 91:10, 117:20, 135:10, 139:14, 142:8, 142:18, 142:21, 143:7, 143:17, 173:21 meaningfully [1] - 49:25 means [4] - 62:18, 142:17, 180:3, 206:14 measured [1] - 158:17 measures [1] - 40:22 media [1] - 157:16 medical [2] - 47:13,</p>	<p>98:20 meet [9] - 7:13, 14:6, 28:1, 48:2, 50:13, 56:6, 60:17, 66:9, 78:2 meeting [10] - 2:5, 3:10, 3:12, 28:22, 45:12, 60:7, 85:21, 90:12, 91:1, 197:8 meets [7] - 5:15, 6:17, 9:9, 27:25, 46:23, 60:15, 145:16 Mejia [1] - 153:15 Member [3] - 1:14, 1:15, 165:5 MEMBER [30] - 14:12, 15:11, 15:14, 31:11, 31:16, 41:7, 41:12, 57:6, 57:11, 62:12, 62:14, 62:17, 62:21, 63:1, 70:16, 94:23, 95:3, 107:12, 122:23, 123:3, 134:16, 152:12, 174:23, 176:18, 181:22, 183:8, 186:19, 186:22, 187:23, 188:1 member [17] - 15:9, 31:13, 41:9, 57:8, 70:13, 94:25, 107:9, 122:25, 134:13, 152:11, 174:20, 176:17, 181:21, 183:7, 186:21, 187:25, 201:11 MEMBERS [84] - 3:16, 3:18, 4:8, 4:13, 4:20, 4:22, 8:2, 8:6, 8:13, 8:22, 8:24, 9:1, 11:18, 11:23, 12:7, 12:9, 12:11, 20:11, 29:7, 29:9, 29:11, 31:7, 33:16, 34:4, 38:6, 38:8, 40:1, 41:3, 43:10, 43:17, 44:5, 44:7, 44:15, 44:17, 48:12, 57:1, 58:24, 61:2, 61:4, 62:7, 63:6, 63:13, 63:15, 73:4, 73:11, 77:17, 92:11, 92:13, 94:19, 96:23, 97:4, 98:2, 98:4, 100:6, 101:6, 102:19, 103:2, 103:5, 103:7, 107:5, 113:6, 113:12, 122:19, 127:14, 128:25, 132:11, 132:13,</p>	<p>132:15, 134:10, 136:11, 136:21, 137:17, 145:4, 145:6, 152:7, 190:22, 199:7, 201:16, 204:1, 204:7, 206:19, 206:21, 209:7, 209:11 members [1] - 152:24 memo [2] - 200:19, 205:21 Memphis [2] - 172:12, 172:18 men [1] - 182:11 mentioned [15] - 14:4, 17:16, 23:4, 50:23, 70:3, 79:18, 82:7, 122:11, 137:22, 151:19, 151:20, 151:21, 189:6, 195:3, 198:10 mentioning [1] - 77:9 mess [2] - 71:8, 180:9 message [1] - 141:5 messing [1] - 83:22 metal [21] - 16:22, 18:16, 18:22, 26:9, 26:10, 28:13, 103:14, 104:24, 105:5, 106:14, 106:19, 106:22, 110:6, 111:14, 111:17, 111:19, 111:25, 112:9, 114:6, 114:7 Michael [1] - 2:17 MICHAEL [1] - 1:14 Michigan [3] - 189:21, 190:2, 190:5 microphone [1] - 208:17 microphone) [1] - 34:20 middle [4] - 120:10, 120:18, 121:3, 198:24 midpoint [1] - 164:16 midst [1] - 182:11 might [15] - 8:8, 26:21, 34:15, 47:21, 59:17, 78:17, 81:11, 82:4, 91:1, 110:18, 112:15, 160:19, 184:9, 186:7, 205:14 Mike [4] - 154:9, 154:12, 156:6, 156:13 million [6] - 161:19, 168:9, 168:10,</p>	<p>168:13, 176:2 mills [1] - 195:12 mimic [1] - 22:3 mind [4] - 26:1, 178:3, 181:6, 184:24 mine [1] - 114:3 minimal [1] - 85:10 Minor [1] - 38:12 minor [5] - 38:13, 39:16, 43:16, 118:11 minute [4] - 75:1, 95:20, 171:9, 173:3 minutes [6] - 3:10, 3:12, 3:20, 61:17, 142:14, 168:18 mishmash [1] - 128:13 missed [1] - 127:19 missing [1] - 99:8 mission [2] - 6:22, 6:23 mission-style [1] - 6:22 mistakes [1] - 198:14 mitigate [1] - 151:6 mix [1] - 166:19 mixed [1] - 78:13 MLK [1] - 165:9 MMA-22-27108 [3] - 38:23, 43:21, 44:9 MMA-22-27109 [4] - 38:24, 44:10, 44:12, 44:19 mobile [2] - 163:15 mobility [1] - 164:6 mod [1] - 43:16 Model [4] - 146:2, 147:17, 147:18 model [4] - 163:23, 163:24, 177:19, 198:20 modern [3] - 148:5, 148:7, 161:8 modification [1] - 38:13 modifications [3] - 39:16, 56:20, 117:25 modified [3] - 80:10, 116:23, 117:15 modify [3] - 34:10, 83:3, 85:10 modifying [1] - 204:14 mods [1] - 43:16 Mods [1] - 38:12 modular [1] - 149:19 moment [14] - 17:10, 19:4, 24:3, 33:15, 56:25, 73:1, 82:25, 84:5, 96:22, 111:11, 125:14, 126:24,</p>
<b>M</b>				
<p>ma'am [4] - 17:12, 128:2, 129:17, 135:2 Macedo [2] - 31:16, 35:6 MACEDO [7] - 31:22, 32:2, 32:5, 33:5, 33:19, 33:25, 35:19 magnate [1] - 197:16 main [6] - 25:18, 30:4, 42:8, 88:23, 114:7, 114:10 maintain [2] - 15:2, 155:12 maintaining [2] - 15:5, 156:1 maintenance [2] - 7:10, 192:13 major [4] - 86:1, 108:14, 155:11, 175:25 majority [4] - 12:25, 93:21, 125:24, 126:1 managed [1] - 165:17 manager [2] - 137:12, 154:7 manipulate [1] - 82:14 manufacturing [1] - 184:18 map [1] - 113:22 maps [2] - 5:20, 104:10 March [4] - 3:10, 3:12, 63:22, 157:15 Marcy [1] - 177:23 Marine [2] - 194:25, 195:6 marine [2] - 150:6, 194:24 maritime [1] - 167:4 Market [1] - 61:25 market [5] - 165:21, 166:11, 166:16, 168:2, 179:6 marketable [1] - 174:10 Marketplace [2] - 162:24, 172:16 marketplace [1] - 149:16 Martin [1] - 165:10 masonry [3] - 6:2, 7:3, 7:11</p>				

<p>144:10, 167:20 money [6] - 17:24, 76:17, 168:8, 179:24, 190:8, 197:17 month [3] - 89:17, 91:8, 91:11 months [5] - 33:25, 76:12, 91:6, 155:6, 202:2 MONTROYA [44] - 1:14, 2:17, 19:9, 21:15, 22:11, 22:18, 22:21, 22:25, 24:6, 26:24, 28:23, 29:3, 33:20, 33:22, 34:1, 34:22, 40:3, 53:6, 53:14, 59:7, 60:6, 83:24, 84:8, 90:21, 113:17, 116:15, 119:9, 125:17, 130:3, 130:25, 131:10, 131:12, 139:11, 140:16, 144:22, 193:20, 197:5, 199:19, 206:7, 206:9, 207:16, 207:20, 208:10, 208:21 Montroya [6] - 2:17, 58:1, 60:12, 131:8, 207:14, 209:8 Montroya's [1] - 142:12 Morales [2] - 154:20, 154:21 mortar [2] - 122:6, 124:11 mortuary [1] - 10:2 Moskovitz [1] - 6:11 most [10] - 2:24, 6:20, 10:13, 134:3, 145:18, 166:17, 182:16, 185:7, 190:4, 190:14 mostly [2] - 41:25, 42:4 motion [76] - 3:9, 3:11, 4:15, 4:16, 8:15, 8:18, 11:25, 12:1, 12:5, 20:13, 20:14, 24:3, 24:21, 28:10, 28:11, 28:19, 29:4, 34:6, 34:7, 34:16, 34:19, 36:5, 36:10, 36:11, 43:19, 43:20, 44:10, 44:11, 59:2, 59:3, 63:8, 63:9, 73:13, 73:14, 77:19, 91:14, 91:15, 97:7, 97:8, 102:21,</p>	<p>102:22, 113:14, 113:15, 118:17, 118:18, 118:24, 119:13, 129:2, 129:3, 129:16, 130:9, 130:15, 130:20, 132:3, 132:17, 137:20, 144:9, 144:12, 144:13, 190:24, 191:1, 191:6, 191:13, 193:17, 193:19, 193:21, 199:2, 199:23, 204:10, 206:1, 206:2, 208:2, 208:9, 209:5 motivated [1] - 178:8 motivation [1] - 170:10 Motor [1] - 145:12 motorized [1] - 147:24 move [29] - 3:1, 3:7, 4:25, 9:4, 12:14, 24:20, 28:8, 29:13, 29:17, 38:11, 63:17, 92:15, 92:18, 100:23, 101:2, 103:10, 116:10, 119:14, 119:17, 123:24, 132:21, 155:25, 159:19, 164:6, 171:10, 173:17, 193:10, 199:25, 206:22 moveable [1] - 125:21 moved [3] - 5:25, 32:6, 140:3 moves [1] - 91:4 moving [9] - 5:8, 10:1, 35:10, 44:20, 125:1, 144:5, 164:25, 168:14, 192:15 MR [84] - 2:13, 31:22, 32:2, 32:5, 33:5, 33:19, 33:25, 35:19, 41:18, 41:23, 41:25, 43:13, 70:22, 71:2, 71:5, 72:7, 72:11, 72:13, 72:23, 73:2, 73:8, 86:18, 88:7, 88:14, 88:16, 88:20, 89:3, 89:21, 89:24, 90:16, 90:20, 91:8, 91:12, 92:4, 92:8, 92:16, 107:19, 107:24, 108:1, 111:1, 111:15, 111:18, 111:21, 113:9, 123:9,</p>	<p>123:14, 123:16, 124:17, 124:20, 125:7, 125:10, 125:23, 126:10, 127:4, 127:7, 134:22, 135:2, 135:4, 136:12, 136:24, 152:17, 152:22, 152:24, 153:11, 153:14, 156:13, 156:18, 156:23, 156:25, 157:4, 157:9, 162:3, 170:6, 170:23, 171:1, 171:4, 171:12, 173:4, 182:2, 182:7, 182:9, 201:20, 203:18, 204:4 MS [160] - 2:9, 2:11, 5:4, 5:12, 8:8, 9:6, 12:17, 14:9, 14:19, 15:18, 15:22, 16:1, 16:6, 16:9, 17:4, 17:19, 18:6, 18:9, 18:12, 18:15, 18:17, 18:19, 18:23, 19:8, 19:13, 20:3, 20:24, 21:25, 22:15, 23:13, 26:5, 26:11, 26:12, 26:13, 26:21, 27:15, 27:23, 28:16, 29:15, 29:20, 34:15, 34:21, 36:20, 36:23, 37:14, 37:18, 37:21, 37:23, 38:17, 39:1, 39:23, 40:19, 44:2, 44:22, 48:18, 50:22, 52:11, 52:20, 53:13, 53:24, 56:10, 57:16, 57:21, 57:23, 59:16, 63:21, 73:18, 73:22, 76:21, 76:23, 77:14, 77:25, 78:4, 78:11, 79:5, 79:20, 80:18, 80:25, 81:2, 81:9, 81:10, 82:10, 82:13, 83:5, 83:9, 83:13, 83:17, 84:6, 85:17, 86:20, 90:2, 90:6, 90:25, 91:11, 92:22, 95:9, 95:14, 95:17, 95:19, 96:14, 96:18, 97:1, 98:15, 100:10, 100:15, 101:10, 101:15, 101:21, 102:1, 102:3, 103:12, 119:15, 120:1, 127:17, 127:21, 127:24, 128:3, 129:7, 129:9,</p>	<p>129:22, 130:4, 132:18, 132:23, 137:2, 137:25, 138:5, 139:1, 139:7, 140:8, 141:22, 142:24, 143:3, 145:11, 151:25, 173:3, 175:2, 175:7, 175:9, 183:14, 183:19, 183:21, 187:1, 187:6, 187:8, 187:20, 188:5, 188:10, 188:12, 191:3, 191:5, 194:12, 200:3, 204:15, 207:1, 207:18, 207:23, 208:5, 208:14, 208:17, 208:18 mullion [1] - 72:20 multifamily [2] - 50:1, 54:11 muntins [3] - 75:10, 85:15, 91:23 museum [1] - 159:11 mushy [1] - 135:15 must [4] - 45:10, 46:23, 179:21, 196:16 Myra [1] - 4:3</p>	<p>52:15, 58:9, 159:8, 159:16, 185:1 nationally [1] - 165:17 native [1] - 189:25 natural [1] - 17:16 nature [4] - 13:9, 18:1, 116:20, 156:5 Navy [2] - 155:13, 156:1 nay [6] - 119:11, 119:12, 199:13, 199:15, 199:21, 199:22 near [2] - 166:21, 192:11 nearest [1] - 110:22 necessarily [3] - 15:1, 189:2, 198:13 necessary [3] - 150:15, 156:4, 198:1 need [34] - 7:15, 19:22, 26:12, 27:15, 42:12, 43:11, 58:7, 59:17, 60:22, 62:14, 73:6, 75:7, 75:8, 75:9, 79:22, 79:23, 85:4, 86:8, 87:22, 89:14, 90:1, 91:14, 96:25, 110:2, 136:23, 138:15, 138:17, 141:10, 144:25, 167:3, 172:22, 204:3, 207:25 needed [2] - 3:4, 124:15 needs [16] - 28:1, 53:11, 53:12, 75:19, 87:23, 87:24, 131:24, 140:21, 140:23, 140:24, 142:4, 146:10, 179:4, 191:6, 198:3 negative [3] - 67:16, 121:6, 151:6 neglect [1] - 176:10 neglected [2] - 45:21, 175:21 negotiate [1] - 82:22 negotiated [4] - 51:17, 54:20, 81:14, 81:21 negotiation [3] - 50:11, 52:21, 52:25 negotiations [2] - 54:25, 155:19 neighbor [2] - 26:6, 114:20 neighborhood [12] - 9:16, 17:15, 96:4, 97:20, 108:23,</p>
<p><b>N</b></p>				
<p>name [35] - 15:12, 31:14, 41:10, 48:16, 57:9, 70:14, 95:1, 95:3, 100:13, 101:13, 107:10, 107:12, 123:1, 127:23, 134:15, 156:11, 174:21, 176:19, 183:10, 183:23, 186:22, 189:24, 200:9, 200:23, 200:24, 201:1, 201:3, 203:4, 204:12, 204:18, 204:20, 205:2, 205:19, 206:3, 206:4 named [3] - 201:6, 201:11, 202:9 naming [7] - 200:2, 200:4, 200:12, 200:16, 200:20, 206:4, 206:13 nation [1] - 48:7 national [2] - 184:21, 189:9 National [9] - 45:2, 45:4, 46:8, 47:19,</p>				

<p>109:20, 110:12, 110:15, 114:2, 115:21, 141:9, 165:7 neighborhoods [1] - 141:20 neighbors [3] - 101:1, 114:24, 202:6 never [9] - 76:14, 81:7, 162:25, 167:10, 175:11, 190:10, 192:7, 196:21 New [2] - 44:20, 200:1 new [46] - 6:1, 10:1, 10:11, 28:11, 28:20, 29:4, 29:21, 39:2, 39:11, 42:11, 46:2, 46:11, 49:22, 50:1, 51:19, 52:6, 54:9, 54:11, 65:3, 65:10, 65:14, 66:2, 66:3, 68:11, 68:12, 71:20, 83:2, 86:8, 86:19, 86:21, 90:1, 90:14, 99:13, 114:9, 120:3, 121:1, 138:3, 138:13, 138:19, 139:12, 144:13, 155:24, 193:18, 200:5, 200:6 newly [1] - 46:6 next [20] - 19:19, 38:19, 39:10, 43:3, 67:14, 67:21, 81:17, 85:21, 89:17, 90:12, 91:1, 91:11, 91:25, 110:6, 119:18, 141:3, 145:9, 171:10, 181:20, 195:14 nice [3] - 33:11, 35:21, 153:13 niches [1] - 11:7 Nichols [1] - 200:9 Ninety [1] - 182:9 nobody [1] - 209:14 nobody's [1] - 191:10 Noise [1] - 161:23 non [2] - 67:14, 69:20 non-street-visible [1] - 67:14 non-textured [1] - 69:20 none [29] - 3:19, 4:14, 4:23, 9:2, 12:12, 20:12, 29:12, 38:9, 44:8, 44:18, 49:6, 58:25, 61:5, 63:16, 68:19, 73:12, 92:14, 97:5, 98:5, 102:20, 103:8, 113:13,</p>	<p>129:1, 145:7, 171:25, 190:23, 204:8, 206:22, 209:12 nonetheless [1] - 105:9 nonhistoric [3] - 13:13, 93:7, 133:17 nonindustrial [1] - 149:4 nonmatching [1] - 94:3 nonoriginal [1] - 13:9 normally [3] - 79:1, 115:24, 143:22 north [2] - 64:12, 98:21 North [21] - 1:8, 3:24, 3:25, 5:11, 5:14, 5:17, 5:18, 5:21, 6:4, 6:9, 6:21, 7:24, 38:13, 38:24, 38:25, 46:6, 46:14, 61:24, 61:25, 123:4, 152:13 northern [1] - 9:13 notable [1] - 145:18 Notary [1] - 1:10 note [1] - 124:1 noted [3] - 10:20, 121:17, 133:5 notes [1] - 210:11 nothing [22] - 16:4, 23:21, 31:25, 41:21, 52:1, 57:19, 59:8, 70:25, 75:4, 95:12, 101:24, 107:22, 123:12, 134:25, 152:20, 156:21, 175:5, 176:3, 182:5, 183:17, 187:4, 188:8 nothing's [1] - 166:13 noticeable [1] - 115:12 noticed [3] - 123:19, 123:22, 126:5 notification [1] - 110:25 notion [2] - 160:3, 160:11 November [1] - 133:5 NPS [5] - 50:7, 50:20, 52:10, 56:5, 140:4 nPS [1] - 50:7 Number [11] - 91:17, 91:24, 98:13, 130:20, 132:3, 171:23, 172:6, 172:25, 173:16, 173:19, 200:7 number [10] - 17:20,</p>	<p>114:11, 160:17, 164:16, 164:23, 167:10, 170:18, 170:19, 175:10, 197:15 numbers [3] - 160:16, 173:13, 196:21 numerous [2] - 10:19, 27:5 nut [1] - 17:23</p> <p style="text-align: center;"><b>O</b></p> <p>o'clock [1] - 187:13 O'Connor [1] - 181:23 O'CONNOR [3] - 182:2, 182:7, 182:9 objecting [1] - 84:10 obviously [10] - 23:5, 28:5, 100:2, 110:4, 162:6, 167:24, 168:7, 170:16, 194:10, 205:8 occupied [4] - 6:12, 172:13, 172:14, 172:17 occur [2] - 59:11, 155:22 occurred [1] - 117:25 odd [1] - 78:19 OF [4] - 1:1, 210:1, 210:3, 210:4 offense [2] - 53:20, 53:24 offer [1] - 146:22 offered [1] - 173:15 office [16] - 11:4, 47:5, 47:13, 51:6, 147:14, 149:20, 150:1, 158:22, 160:5, 163:15, 163:19, 163:20, 164:11, 166:9, 166:11, 191:17 Office [3] - 1:18, 2:9, 185:8 office/administration /showroom [1] - 147:9 office/showroom [1] - 150:24 offices [3] - 11:3, 158:19, 165:9 old [6] - 49:5, 112:9, 136:1, 136:3, 143:25, 158:18 older [2] - 71:23, 111:23 oldest [1] - 10:5 Olga [1] - 6:10</p>	<p>once [3] - 72:16, 77:5, 190:8 one [116] - 5:4, 5:10, 6:4, 8:8, 9:20, 10:4, 10:13, 10:20, 12:15, 16:11, 16:15, 16:16, 17:20, 19:10, 19:13, 19:19, 19:20, 19:25, 20:4, 20:21, 23:2, 25:8, 25:18, 26:14, 26:16, 27:19, 29:25, 33:12, 33:20, 33:21, 33:23, 43:25, 44:2, 51:5, 52:18, 53:15, 54:5, 56:9, 56:15, 56:22, 58:16, 62:15, 62:21, 70:5, 71:13, 75:3, 77:3, 80:17, 81:7, 81:10, 88:23, 103:14, 103:25, 104:11, 104:15, 105:10, 105:19, 109:23, 110:2, 113:21, 114:20, 116:1, 117:9, 117:14, 117:18, 117:23, 119:25, 120:14, 131:19, 139:5, 139:20, 145:18, 146:3, 147:22, 154:2, 154:22, 159:3, 161:10, 162:17, 162:19, 169:1, 169:10, 170:9, 171:2, 172:6, 172:11, 172:12, 172:18, 172:20, 174:2, 175:11, 175:19, 177:5, 179:15, 180:3, 180:10, 182:22, 184:10, 184:12, 185:9, 191:19, 193:4, 193:6, 194:11, 194:19, 195:25, 197:15, 198:10, 206:11 One [3] - 48:19, 100:16, 201:21 one-car [1] - 29:25 one-over-one [1] - 103:25 one-over-one-hung [1] - 105:19 one-page [1] - 195:25 one-story [3] - 103:14, 104:11, 104:15 one-third [1] - 182:22 ones [4] - 8:8, 33:12,</p>	<p>118:16, 139:2 online [2] - 19:7, 21:9 ons [1] - 78:14 OOAs [1] - 38:12 opaque [1] - 174:4 open [26] - 4:9, 8:4, 11:19, 15:7, 31:8, 35:17, 41:4, 48:13, 52:2, 62:9, 64:23, 70:11, 78:15, 89:10, 94:20, 100:7, 107:7, 120:13, 122:20, 134:11, 152:8, 179:6, 192:9, 194:1, 201:17, 203:2 opened [1] - 65:23 opening [7] - 64:8, 66:25, 67:5, 67:8, 120:14, 120:17, 121:1 openings [4] - 64:9, 66:21, 120:4, 121:15 openness [1] - 192:11 opens [1] - 87:8 operate [1] - 89:7 operation [3] - 146:4, 146:8, 195:21 operational [1] - 195:21 opinion [2] - 21:24, 196:10 opportunities [3] - 186:1, 186:7, 209:1 opportunity [8] - 68:17, 69:16, 86:13, 167:16, 167:19, 174:2, 192:24, 203:7 opposed [22] - 3:17, 4:21, 8:25, 12:10, 15:1, 29:10, 38:7, 44:6, 44:16, 61:3, 63:14, 92:12, 98:3, 103:6, 119:10, 132:14, 145:5, 199:20, 202:2, 204:25, 206:20, 209:10 opposes [1] - 182:19 opposition [1] - 113:1 option [8] - 60:3, 86:10, 86:12, 89:12, 159:4, 160:7, 169:13, 198:23 Option [1] - 173:16 options [6] - 59:23, 87:9, 89:17, 159:3, 186:4, 186:13 order [2] - 99:14, 104:21 ordered [1] - 88:7</p>
--	--	--	---	---

<p>Ordinance [3] - 145:14, 200:3, 200:12 ordinance [5] - 146:18, 162:18, 169:16, 180:5, 204:18 organization [1] - 102:4 orientation [1] - 105:21 oriented [3] - 103:23, 105:14, 146:21 original [40] - 6:25, 7:6, 7:7, 16:12, 17:25, 21:19, 23:3, 23:25, 24:11, 25:6, 25:9, 26:4, 27:12, 28:2, 42:10, 64:24, 66:22, 68:2, 68:15, 69:12, 69:17, 71:17, 74:12, 79:12, 79:13, 85:13, 87:2, 93:2, 116:18, 122:6, 123:17, 133:14, 134:1, 138:14, 138:16, 138:21, 144:21, 145:19, 145:22, 175:23 originally [8] - 13:4, 17:21, 30:20, 104:11, 120:9, 121:24, 128:13, 201:24 Ortega [1] - 188:2 otherwise [2] - 142:9, 181:10 ourselves [1] - 21:23 outdoor [3] - 51:23, 52:2, 177:6 outer [1] - 121:10 outlined [1] - 46:24 outside [3] - 74:19, 148:14, 189:21 outstanding [1] - 148:4 outward [1] - 182:23 outweigh [1] - 53:11 overall [8] - 13:16, 42:15, 43:6, 105:19, 110:9, 113:22, 115:9, 115:12 overlooking [1] - 202:20 override [1] - 170:17 own [3] - 141:15, 161:16, 175:20 owned [4] - 6:10, 9:17, 33:23, 196:23 owner [20] - 27:13,</p>	<p>44:22, 45:9, 45:20, 45:22, 45:23, 46:20, 100:17, 146:12, 148:18, 149:11, 150:5, 151:1, 153:23, 155:2, 159:5, 168:7, 174:7, 188:21, 200:24 owner's [3] - 21:18, 198:13, 200:25 owners [5] - 153:19, 157:22, 170:9, 200:21, 202:2 ownership [1] - 171:2</p> <p style="text-align: center;"><b>P</b></p> <p>p.m [3] - 1:7, 2:1, 209:17 package [2] - 46:19, 47:23 packet [1] - 184:10 pad [2] - 30:1, 31:1 page [2] - 50:4, 195:25 Page [2] - 171:15, 177:10 pages [1] - 166:10 paid [1] - 42:14 pairing [1] - 65:8 panel [1] - 144:15 panes [1] - 99:8 paper [1] - 195:12 Pappas [1] - 160:8 parapet [1] - 6:23 parcel [3] - 5:23, 45:25, 200:21 parcels [1] - 46:1 pardon [1] - 111:15 Park [26] - 46:8, 46:18, 52:15, 55:6, 55:8, 58:9, 103:16, 114:22, 117:5, 117:19, 159:9, 159:16, 159:22, 200:10, 200:23, 202:10, 203:5, 203:6, 203:16, 203:17, 203:18, 204:13, 205:15, 206:5, 206:6 park [9] - 110:18, 200:2, 200:5, 200:6, 200:10, 202:5, 202:15, 206:4 parking [5] - 29:25, 31:1, 93:12, 98:21, 179:13 parks [3] - 200:14, 205:8, 206:13 Parks [2] - 202:12,</p>	<p>205:15 parrot [1] - 115:18 Part [2] - 52:23 part [41] - 6:1, 7:13, 9:13, 11:1, 16:16, 24:17, 27:2, 27:3, 27:11, 28:18, 40:12, 46:10, 51:25, 53:1, 55:13, 56:1, 71:6, 71:10, 78:6, 79:10, 79:21, 86:1, 90:6, 97:9, 97:10, 98:6, 111:23, 115:21, 122:17, 129:15, 129:16, 139:15, 155:15, 159:1, 160:4, 171:2, 171:14, 179:20, 182:20, 198:4 parte [4] - 4:6, 62:5, 199:6, 207:17 partial [2] - 151:2, 182:24 participated [1] - 108:7 particular [12] - 58:6, 60:20, 77:6, 79:4, 110:14, 116:6, 128:4, 128:18, 178:4, 179:1, 179:20, 195:23 particularly [1] - 7:12 partnering [1] - 117:19 partnership [1] - 155:9 parts [2] - 146:5, 147:22 passive [2] - 202:16, 205:11 past [3] - 35:23, 58:2, 116:5 paste [1] - 84:20 Pat [1] - 165:5 path [2] - 27:12, 177:24 paths [1] - 82:11 patio [1] - 177:7 pattern [8] - 17:20, 18:11, 21:18, 23:4, 23:7, 23:9, 27:11, 78:10 patterns [1] - 106:12 pause [2] - 161:25, 162:1 pavers [2] - 30:2, 30:14 Pavilion [1] - 177:2 peculiar [2] - 116:17 PEJSA [1] - 1:19</p>	<p>penalty [3] - 75:11, 75:15, 76:16 pencil [1] - 163:6 penciled [1] - 163:1 pencils [1] - 163:6 pending [3] - 28:23, 28:25, 104:7 people [25] - 32:22, 74:22, 75:22, 76:2, 110:17, 113:2, 115:6, 136:3, 136:5, 141:5, 163:19, 167:7, 167:10, 167:13, 167:15, 170:21, 170:24, 176:13, 177:11, 179:6, 185:16, 187:11, 187:16, 189:1, 197:18 per [8] - 69:8, 79:18, 144:15, 145:15, 145:24, 145:25, 149:2, 163:9 per-contract [1] - 163:9 percent [4] - 32:8, 32:11, 191:18, 198:22 percentage [2] - 198:18, 198:19 perfect [2] - 87:18, 88:4 perfume [1] - 84:4 perhaps [8] - 25:1, 81:24, 151:4, 158:17, 158:20, 158:21, 159:5, 189:8 period [2] - 6:14, 185:16 permission [3] - 75:24, 158:14, 160:1 permit [8] - 44:23, 45:6, 59:24, 74:25, 75:2, 159:5, 160:2, 173:17 permits [1] - 59:12 permitted [3] - 149:14, 150:1, 168:15 Perry [2] - 132:22, 134:17 person [3] - 14:18, 176:1, 185:3 personal [1] - 171:5 personally [6] - 25:14, 35:21, 117:16, 191:23, 192:24, 194:4 personnel [1] - 167:23 Peterson [1] - 15:14 PETERSON [23] -</p>	<p>15:18, 15:22, 16:1, 16:6, 16:9, 17:4, 17:19, 18:6, 18:9, 18:12, 18:15, 18:17, 18:19, 18:23, 19:8, 19:13, 20:3, 26:5, 26:11, 26:13, 26:21, 28:16, 29:15 Phillipe [1] - 31:16 phone [1] - 3:5 photo [6] - 17:21, 23:15, 67:6, 120:21, 157:14, 161:13 photograph [9] - 14:17, 18:8, 158:9, 161:1, 161:5, 167:5, 167:6, 167:11, 167:15 photographic [4] - 64:18, 66:1, 97:15, 159:14 photographs [7] - 17:1, 110:24, 157:13, 157:17, 158:3, 192:2, 194:6 photos [8] - 25:19, 64:19, 77:6, 85:14, 111:23, 128:11, 157:12, 195:24 Photoshopping [1] - 161:13 physical [2] - 14:7, 14:10 physically [2] - 46:12, 125:21 physician [1] - 135:19 picking [1] - 166:5 picture [5] - 16:23, 109:11, 111:25, 112:1, 117:10 pictures [11] - 14:20, 17:5, 21:1, 26:5, 26:22, 77:2, 111:22, 136:14, 137:6, 138:21, 196:20 piece [8] - 37:19, 37:22, 66:5, 72:21, 112:24, 131:24, 202:17, 202:19 pieces [4] - 131:21, 135:18, 136:13, 137:9 pier [6] - 122:6, 131:14, 132:4, 163:11, 163:17 pierced [3] - 120:2, 121:9, 132:6 piers [26] - 120:6, 120:7, 121:11, 121:18, 121:19,</p>
--	--	---	--	---

<p>121:22, 122:1, 122:2, 122:8, 122:9, 123:16, 123:17, 123:23, 124:15, 124:23, 125:20, 126:5, 126:13, 127:3, 127:5, 127:8, 129:11, 129:19, 129:20, 130:21, 131:15 pig [1] - 84:4 pile [1] - 84:23 piles [5] - 195:2, 195:3, 195:8, 195:9, 195:20 Pine [5] - 105:14, 110:22, 118:5, 118:7, 118:16 pitching [1] - 188:21 place [9] - 58:13, 78:20, 121:25, 155:25, 162:14, 176:13, 178:9, 179:5, 203:2 Place [3] - 95:5, 98:14, 99:18 placed [1] - 99:1 placement [2] - 65:12, 69:6 places [3] - 80:4, 93:20, 150:20 Places [1] - 47:20 plan [15] - 40:6, 50:5, 50:6, 50:9, 55:3, 78:13, 89:15, 149:3, 161:18, 163:25, 164:1, 165:12, 165:19, 168:4, 169:6 plane [5] - 30:3, 69:7, 72:4, 88:1, 122:3 planning [4] - 57:24, 146:7, 168:6, 176:7 Planning [9] - 1:17, 1:17, 1:18, 1:19, 153:6, 154:11, 154:17, 165:3, 165:4 plans [5] - 42:2, 58:4, 99:10, 124:3, 172:25 plant [26] - 145:13, 145:19, 145:21, 145:23, 145:24, 146:1, 146:3, 146:8, 147:16, 147:20, 147:23, 148:12, 148:16, 149:23, 157:18, 158:20, 166:8, 166:18, 167:13, 177:5, 177:18, 178:17, 182:13, 184:15,</p>	<p>184:20, 197:23 plants [4] - 189:17, 189:20, 195:13, 195:21 plates [2] - 51:3, 51:15 play [3] - 22:21, 82:25, 112:17 playground [2] - 205:12, 206:14 plumbing [1] - 161:8 plus [1] - 37:15 plywood [2] - 139:8, 139:12 pocket [1] - 135:12 podium [24] - 15:9, 31:13, 41:9, 48:15, 57:8, 70:13, 73:17, 86:4, 94:25, 100:12, 101:12, 107:9, 122:25, 127:20, 134:13, 152:11, 156:10, 174:20, 176:17, 181:21, 183:7, 186:21, 187:25, 201:19 point [31] - 18:5, 24:18, 30:24, 37:21, 40:25, 84:21, 86:6, 87:9, 88:19, 100:22, 108:4, 114:11, 114:15, 118:5, 123:18, 123:23, 131:13, 131:16, 131:19, 133:11, 140:20, 142:12, 167:14, 167:16, 175:22, 184:12, 196:11, 197:22, 198:10, 205:9 points [1] - 170:5 pool [2] - 51:24, 51:25 poor [1] - 93:19 Pope [1] - 70:17 popular [1] - 6:23 population [1] - 10:3 porch [8] - 7:4, 65:19, 65:22, 66:2, 66:3, 66:9, 66:14, 68:7 porch/first [1] - 64:7 port [6] - 150:4, 167:17, 167:18, 168:3, 173:18, 189:1 port-related [2] - 150:4, 168:3 portion [18] - 7:17, 13:1, 35:3, 36:18, 37:10, 37:12, 79:16, 85:23, 147:4, 147:9, 147:12, 147:15, 148:22, 150:21,</p>	<p>151:3, 158:17, 191:15 portions [1] - 194:6 position [7] - 84:15, 84:19, 111:2, 138:14, 156:25, 179:2, 193:9 positive [1] - 43:5 possible [13] - 3:8, 30:24, 80:13, 80:15, 82:7, 85:8, 85:10, 96:1, 140:14, 141:17, 147:15, 152:2, 180:20 possibly [5] - 24:5, 86:13, 109:17, 157:16, 157:25 post [1] - 207:8 Post [1] - 186:23 post-war [1] - 207:8 posture [1] - 59:18 potential [6] - 7:20, 45:15, 49:4, 127:1, 163:3, 194:17 potentially [6] - 22:4, 25:4, 138:18, 185:14, 196:5, 205:2 Powell [2] - 98:14, 99:17 PowerPoint [1] - 176:22 Pratt [6] - 9:24, 9:25, 10:6, 10:9, 10:22, 10:23 precedence [5] - 74:8, 76:9, 76:10, 76:25, 77:10 precedent [2] - 77:1, 144:24 precedent-setting [2] - 77:1, 144:24 predecessors [1] - 162:18 predicament [2] - 116:25, 139:14 predominant [1] - 115:24 predominantly [1] - 5:19 prepare [1] - 150:5 PRESENT [2] - 1:12, 1:16 present [3] - 91:7, 99:17, 204:16 presentation [3] - 159:10, 176:22, 192:21 presented [9] - 14:7, 25:5, 25:11, 28:22, 77:2, 90:11, 91:25,</p>	<p>109:13, 128:18 preservation [10] - 7:22, 46:17, 48:8, 49:10, 49:19, 102:4, 146:22, 177:15, 189:9, 208:24 Preservation [15] - 2:6, 2:12, 2:14, 3:13, 49:2, 54:9, 99:14, 101:18, 183:25, 185:8, 188:23, 197:14, 200:15, 207:2, 209:3 PRESERVATION [1] - 1:2 preservationists [1] - 181:9 preserve [2] - 102:7, 188:18 preserved [2] - 193:5, 193:13 preserving [1] - 15:3 president [3] - 153:25, 154:21, 183:23 press [1] - 160:1 presume [2] - 152:9, 159:9 pretty [11] - 22:7, 27:9, 35:20, 38:15, 52:20, 96:1, 116:2, 135:5, 160:24, 167:11, 196:20 prevailing [1] - 147:25 previous [5] - 5:23, 77:1, 106:16, 106:17, 179:19 previously [11] - 36:1, 63:19, 63:22, 64:21, 65:22, 66:8, 93:21, 110:6, 120:23, 122:11, 137:7 Previously [1] - 5:1 price [1] - 42:7 primary [3] - 6:21, 103:23, 104:20 principal [1] - 105:20 private [3] - 3:4, 166:7, 184:4 privately [1] - 169:25 pro [1] - 165:22 problem [5] - 26:9, 63:3, 83:22, 142:3 procedural [2] - 34:10, 42:1 procedures [1] - 46:25 proceed [2] - 45:7, 45:18 Proceedings [1] - 1:6 proceedings [3] - 162:1, 209:16, 210:9</p>	<p>process [9] - 20:7, 42:18, 49:16, 52:24, 56:1, 80:20, 108:9, 112:13, 147:17 produce [3] - 145:23, 145:25, 159:24 produced [1] - 147:17 Product [5] - 19:18, 20:1, 25:2, 28:24, 29:1 product [27] - 15:19, 16:10, 16:14, 18:20, 18:25, 19:6, 20:19, 25:8, 42:5, 53:2, 67:1, 69:18, 78:20, 79:4, 79:7, 79:9, 80:8, 82:2, 83:19, 84:9, 84:18, 85:15, 90:15, 105:1, 111:8, 134:3, 149:18 production [3] - 146:2, 147:12, 148:3 production/ warehouse [1] - 150:21 Professional [2] - 210:7, 210:19 professional [1] - 9:18 profile [2] - 142:7, 143:14 profit [2] - 176:9, 180:6 profitable [1] - 166:20 program [2] - 95:23, 178:12 Program [1] - 54:10 programmed [1] - 168:11 Progress [3] - 6:9, 6:11, 6:13 progress [1] - 135:24 prohibits [1] - 162:15 project [23] - 46:3, 46:10, 49:20, 50:1, 51:18, 53:7, 53:9, 53:18, 54:24, 55:7, 55:9, 55:20, 56:11, 58:15, 85:10, 115:20, 122:3, 137:11, 153:1, 162:21, 164:25, 185:23, 199:1 projects [3] - 57:24, 58:14, 149:16 prominence [2] - 188:16, 189:5 prominent [2] - 9:25, 12:22 promises [2] - 53:19, 53:20</p>
--	--	---	--	--

<p>proper [1] - 74:20 properly [2] - 74:6, 75:7 properties [1] - 162:5 property [59] - 11:1, 13:5, 13:17, 29:25, 30:22, 44:22, 45:1, 45:9, 46:23, 47:23, 47:25, 93:8, 98:20, 99:1, 99:11, 104:11, 105:25, 114:21, 131:9, 135:4, 148:18, 148:21, 149:1, 153:18, 153:19, 153:23, 153:24, 154:7, 154:8, 154:19, 155:2, 155:3, 155:20, 155:21, 155:23, 157:20, 157:22, 157:24, 161:20, 161:21, 162:4, 162:19, 173:1, 173:19, 174:7, 177:3, 179:25, 181:8, 185:15, 192:1, 196:23, 197:9, 200:24, 201:24, 202:1, 202:5, 202:9, 202:17, 202:19 property's [1] - 45:15 proposal [7] - 63:23, 66:7, 66:11, 66:22, 67:4, 79:24, 200:16 propose [3] - 69:9, 79:25, 200:4 proposed [24] - 13:20, 13:24, 65:1, 65:10, 67:15, 69:5, 69:10, 94:5, 103:17, 105:12, 105:23, 106:5, 122:4, 122:7, 133:17, 134:2, 146:24, 162:20, 200:9, 200:20, 201:24, 204:12, 206:4, 207:10 proposes [3] - 45:23, 120:14, 133:22 proposing [2] - 35:10, 40:15 proposition [1] - 24:7 protect [2] - 181:5, 190:12 protecting [1] - 179:16 prototype [1] - 172:10 protruding [2] - 116:1, 116:12</p>	<p>proud [1] - 112:21 prove [1] - 164:14 provide [6] - 48:9, 84:9, 91:18, 92:6, 95:23, 165:24 provided [3] - 63:23, 150:10, 165:4 provides [1] - 93:10 proximity [1] - 150:3 Pryor [6] - 57:11, 73:17, 73:19, 127:20, 127:24, 176:19 PRYOR [12] - 57:16, 57:21, 57:23, 73:18, 73:22, 76:21, 76:23, 77:14, 127:17, 127:21, 127:24, 128:3 Public [1] - 1:10 public [44] - 4:10, 4:15, 8:4, 8:15, 11:20, 11:25, 15:7, 20:13, 31:9, 34:5, 35:14, 36:18, 41:4, 43:19, 48:14, 59:1, 62:9, 63:8, 70:12, 73:13, 73:16, 77:19, 94:21, 97:6, 100:8, 102:21, 107:7, 113:14, 122:21, 127:16, 129:2, 134:12, 137:19, 152:9, 159:12, 190:24, 200:13, 201:11, 201:18, 202:5, 203:1, 204:9 public/private [1] - 155:9 publicly [1] - 174:1 pulled [3] - 74:25, 75:1, 75:2 pulling [1] - 84:22 pulp [1] - 195:12 punch [1] - 51:15 punitive [1] - 143:21 purchase [1] - 45:22 purchased [1] - 153:24 pursuant [2] - 64:25, 104:6 pursue [1] - 60:1 pursued [3] - 185:11, 185:23, 186:4 put [35] - 18:2, 19:1, 19:2, 37:10, 37:11, 48:22, 71:11, 71:13, 71:22, 74:19, 77:4, 83:19, 91:1, 110:5, 112:3, 124:2, 124:7,</p>	<p>124:23, 126:4, 138:13, 139:19, 142:13, 163:16, 163:18, 167:5, 167:6, 168:6, 174:11, 176:22, 179:24, 180:4, 180:16, 196:20, 196:21 putting [3] - 71:18, 82:2, 123:19 puzzle [1] - 112:24</p> <p style="text-align: center;"><b>Q</b></p> <p>qualified [1] - 186:5 quality [1] - 110:15 quarter [1] - 10:16 quasi [1] - 207:18 quasi-judicial [1] - 207:18 questions [49] - 8:1, 11:17, 14:2, 14:14, 17:9, 19:3, 19:4, 31:6, 33:14, 39:25, 41:2, 43:7, 43:8, 48:11, 50:17, 53:4, 56:3, 56:25, 70:8, 71:24, 72:25, 94:18, 96:5, 96:21, 100:4, 100:19, 101:4, 107:4, 111:10, 113:4, 122:18, 125:13, 125:16, 126:24, 134:8, 136:9, 136:20, 151:15, 152:5, 153:4, 168:17, 168:19, 171:6, 174:18, 201:14, 203:8, 203:11, 203:24 quick [7] - 73:18, 98:7, 119:22, 170:20, 170:21, 201:23, 203:13 quickly [3] - 3:1, 3:7, 19:25 quiet [1] - 208:13 quite [3] - 60:8, 85:14, 202:18 quotes [2] - 165:24, 166:2</p> <p style="text-align: center;"><b>R</b></p> <p>rage [1] - 166:23 rail [1] - 145:20 railroad [2] - 147:10, 164:4</p>	<p>raise [17] - 15:24, 31:20, 41:16, 57:14, 70:20, 95:7, 101:19, 107:17, 123:7, 134:20, 152:15, 156:16, 174:25, 181:25, 183:12, 186:24, 188:3 raised [3] - 58:1, 75:10, 91:23 Ramon [1] - 153:25 RAP [1] - 100:25 rate [3] - 157:23, 192:6, 205:15 rather [6] - 26:3, 71:20, 90:23, 189:20, 198:15, 202:4 rationale [1] - 189:3 razed [1] - 178:5 reach [1] - 56:22 read [12] - 19:7, 36:13, 67:18, 108:3, 129:18, 130:10, 132:3, 142:14, 177:13, 185:17, 207:11, 208:6 readily [1] - 105:15 reading [1] - 81:12 reads [1] - 129:20 ready [3] - 95:18, 174:15, 174:16 real [10] - 10:18, 119:22, 131:3, 154:3, 154:5, 169:22, 170:20, 170:21, 200:6, 203:13 realistically [1] - 140:10 reality [1] - 59:13 realized [1] - 2:25 really [39] - 14:23, 19:24, 22:8, 40:7, 49:24, 51:3, 51:13, 56:20, 76:9, 77:22, 81:11, 84:11, 84:25, 85:1, 85:5, 87:7, 95:19, 110:5, 110:16, 114:22, 114:25, 117:1, 117:8, 125:21, 139:15, 143:6, 143:8, 144:19, 164:12, 168:4, 169:15, 175:24, 176:6, 184:6, 187:8, 188:15, 189:3, 191:6, 197:10 Realtor [1] - 180:18</p>	<p>reapply [1] - 27:14 rear [10] - 64:4, 64:5, 65:2, 65:4, 65:7, 65:14, 67:11, 67:15, 104:17, 116:6 reason [15] - 19:16, 23:18, 32:13, 32:19, 38:20, 42:8, 56:5, 77:9, 111:13, 116:10, 117:23, 157:13, 169:5, 202:8, 203:3 reasonable [6] - 69:18, 99:22, 134:2, 149:9, 166:17, 173:9 reasonably [1] - 140:10 reasons [6] - 13:23, 70:3, 94:9, 106:24, 149:7, 168:23 rebuild [1] - 67:5 rebuilding [1] - 67:7 rebuttal [1] - 169:2 receive [3] - 78:12, 137:3, 145:21 received [1] - 25:20 recent [1] - 185:7 recently [2] - 149:14, 158:25 recess [6] - 71:15, 72:3, 72:17, 80:6, 89:5, 98:10 recessed [7] - 69:1, 69:7, 72:15, 75:9, 78:7, 88:1, 121:10 recessing [2] - 82:2, 88:9 recognize [7] - 117:1, 144:25, 156:5, 161:12, 169:1, 191:13, 192:19 recognized [2] - 10:6, 165:18 recognizing [4] - 49:7, 49:18, 56:13, 175:11 recommend [5] - 13:14, 27:24, 79:10, 140:6, 193:11 recommendation [15] - 45:14, 47:1, 50:21, 106:23, 126:7, 126:13, 140:19, 166:14, 200:16, 204:17, 204:24, 205:22, 206:16, 206:24, 208:3 recommendations [5] - 16:18, 95:22, 97:21, 153:5, 154:11 recommended [5] -</p>
--	--	---	---	--

<p>96:19, 104:25, 168:24, 169:10, 209:13 recommending [5] - 39:23, 67:22, 71:10, 79:16, 106:15 recommends [17] - 7:23, 11:14, 14:1, 30:17, 68:8, 69:14, 70:1, 70:4, 94:15, 99:25, 107:1, 121:12, 122:15, 122:16, 134:6, 151:12, 159:2 reconstruction [2] - 186:9, 186:13 reconvene [1] - 98:8 record [14] - 40:12, 129:14, 140:21, 141:4, 142:13, 143:7, 144:21, 160:8, 160:10, 160:13, 177:14, 184:14, 199:4, 210:10 recording [1] - 151:5 records [3] - 116:18, 184:9, 185:1 recovery [2] - 139:17, 139:24 recreation [1] - 205:11 rectangular [1] - 47:4 red [1] - 7:2 redeveloping [1] - 166:8 redevelopment [8] - 49:4, 50:9, 55:4, 165:11, 165:14, 165:19, 185:12 Redmond [2] - 154:6, 171:1 redo [1] - 76:18 redoing [1] - 17:24 reference [1] - 200:23 referenced [4] - 168:23, 179:19, 179:20, 196:3 referencing [1] - 196:2 reflect [1] - 122:6 reflected [1] - 81:20 regard [5] - 24:8, 24:23, 40:8, 106:14, 155:5 regarded [1] - 147:20 regarding [9] - 45:15, 76:25, 79:4, 91:17, 104:8, 114:5, 114:11, 114:12, 115:7 region [3] - 154:14,</p>	<p>172:21, 172:22 Register [4] - 45:2, 45:4, 47:19, 185:2 regular [1] - 184:5 rehabilitation [7] - 7:16, 7:20, 46:3, 146:17, 146:20, 169:12, 186:9 rehabilitations [1] - 46:11 rehear [1] - 81:6 reiterate [1] - 71:6 rejuvenation [1] - 177:25 Related [1] - 148:24 related [2] - 150:4, 168:3 relates [3] - 38:20, 146:22, 154:25 relating [1] - 154:18 relative [1] - 40:14 Relentless [1] - 200:6 relocated [2] - 67:13, 67:25 relocation [2] - 99:21, 150:8 remain [2] - 133:10, 195:3 remained [1] - 146:4 remaining [6] - 6:5, 9:20, 93:6, 148:16, 172:7, 172:20 remains [1] - 148:8 remind [1] - 180:25 reminder [2] - 6:18, 48:5 remodeling [1] - 160:22 remote [1] - 117:5 removal [4] - 68:3, 70:5, 121:21, 133:17 removed [6] - 30:5, 36:18, 67:12, 67:24, 108:14, 133:12, 144:20, 144:21 removing [4] - 35:13, 66:23, 67:14, 68:8 renaming [1] - 200:12 rendering [1] - 169:20 renovated [1] - 192:22 renovating [1] - 63:25 renovation [2] - 108:14, 109:17 renovations [2] - 67:12, 67:25 reopen [1] - 73:16 reopened [1] - 182:12 reopening [1] - 64:6 repair [17] - 66:13, 66:14, 66:15, 97:14,</p>	<p>126:7, 134:2, 146:11, 150:15, 150:22, 153:20, 155:7, 155:11, 155:12, 155:17, 167:3, 178:21, 193:10 repairable [2] - 133:7, 133:14 repaired [5] - 87:5, 87:6, 150:15, 192:7 repairing [2] - 93:25, 156:1 repairs [2] - 93:14, 194:15 repeat [1] - 100:19 replace [7] - 12:23, 86:15, 86:25, 91:3, 128:9, 129:18, 140:5 replaced [17] - 23:5, 68:15, 80:9, 87:21, 93:22, 96:3, 97:16, 108:16, 112:9, 121:18, 124:16, 128:8, 129:10, 135:13, 138:15, 138:17, 146:10 replacement [32] - 13:12, 13:13, 13:14, 64:4, 64:5, 65:18, 66:15, 66:22, 67:1, 68:11, 69:19, 69:25, 70:7, 87:8, 90:10, 90:14, 91:18, 92:23, 93:3, 93:4, 93:22, 94:10, 105:1, 120:5, 122:9, 132:25, 133:8, 133:13, 133:24, 134:2, 147:18, 195:19 replacing [5] - 23:10, 69:1, 69:7, 89:18, 91:21 replicate [5] - 17:23, 71:16, 71:22, 88:10, 89:4 replicated [3] - 94:6, 172:4, 190:10 report [27] - 8:17, 31:4, 79:19, 81:12, 81:20, 102:13, 108:2, 110:3, 144:25, 145:15, 151:13, 151:21, 157:17, 159:2, 167:7, 168:21, 169:19, 171:16, 186:10, 191:8, 193:23, 195:2, 195:7, 200:14,</p>	<p>200:18, 201:13, 210:9 report's [1] - 81:3 reported [1] - 141:11 reportedly [2] - 10:17, 10:20 Reporter [2] - 210:8, 210:19 reporter [1] - 153:10 REPORTER [52] - 15:24, 16:2, 16:7, 31:20, 31:23, 32:3, 41:16, 41:19, 41:24, 57:14, 57:17, 57:22, 70:20, 70:23, 71:3, 95:7, 95:10, 95:15, 101:19, 101:22, 102:2, 107:17, 107:20, 107:25, 123:7, 123:10, 123:15, 134:20, 134:23, 135:3, 152:15, 152:18, 152:23, 156:16, 156:19, 156:24, 174:25, 175:3, 175:8, 181:25, 182:3, 182:8, 183:12, 183:15, 183:20, 186:24, 187:2, 187:7, 188:3, 188:6, 188:11, 210:1 reports [7] - 151:18, 151:19, 151:23, 167:12, 194:19, 194:20, 195:24 representing [3] - 48:23, 185:3, 188:13 represents [1] - 191:17 reproduce [1] - 148:10 reproducing [1] - 171:23 repurpose [2] - 51:8, 146:14 request [38] - 27:18, 29:24, 38:20, 44:21, 45:18, 51:1, 57:5, 58:23, 59:4, 61:7, 68:10, 69:15, 69:23, 70:4, 70:6, 93:3, 93:13, 94:10, 94:12, 94:17, 95:21, 99:23, 104:9, 104:23, 105:4, 110:5, 121:21, 122:13, 122:15, 134:4, 134:5, 143:9, 151:9, 158:13, 181:2, 199:13, 200:20,</p>	<p>207:2 Request [1] - 132:3 requested [7] - 79:8, 93:4, 93:25, 121:24, 129:11, 129:12, 130:20 requesting [5] - 17:17, 39:15, 40:8, 109:7, 142:2 requests [2] - 106:25, 112:16 require [5] - 79:2, 81:4, 90:14, 99:13, 196:9 required [4] - 12:3, 30:4, 104:3, 200:18 requirement [1] - 40:18 requirements [1] - 56:7 requires [3] - 45:5, 55:16, 200:14 requiring [2] - 36:17, 75:5 res [4] - 83:6, 83:10, 143:3, 169:3 rescued [1] - 175:10 research [3] - 77:22, 142:7, 189:14 researched [1] - 47:23 reserved [1] - 176:13 residence [5] - 5:22, 5:25, 7:5, 98:17, 98:22 residences [2] - 162:25 residential [12] - 5:19, 7:13, 7:17, 11:3, 45:24, 51:4, 51:14, 51:19, 133:2, 149:25, 162:16, 192:1 resolution [2] - 80:14, 167:11 resolve [1] - 202:3 resolved [1] - 27:6 resort [2] - 179:18, 185:24 resources [2] - 151:8, 207:6 Resources [2] - 206:25, 207:5 respect [3] - 102:13, 110:12, 188:19 respected [1] - 10:13 respond [1] - 76:21 response [67] - 3:18, 4:8, 4:13, 4:22, 8:2, 8:6, 8:13, 8:22, 9:1, 11:18, 11:23, 12:7,</p>
---	--	---	---	--

<p>12:11, 20:11, 29:7, 29:11, 31:7, 33:16, 34:4, 38:8, 40:1, 41:3, 43:10, 43:17, 44:7, 44:17, 48:12, 57:1, 58:24, 61:4, 62:7, 63:6, 63:15, 73:4, 73:11, 77:17, 92:13, 94:19, 96:23, 97:4, 98:4, 100:6, 101:6, 102:19, 103:2, 103:7, 107:5, 113:6, 113:12, 122:19, 127:14, 128:25, 132:11, 132:15, 134:10, 136:11, 136:21, 137:17, 145:6, 152:7, 190:22, 199:7, 201:16, 204:1, 204:7, 206:21, 209:11 responsibility [5] - 175:12, 175:13, 175:14, 175:20, 198:13 responsible [1] - 179:16 rest [5] - 39:14, 65:17, 89:15, 108:23, 161:9 restoration [16] - 7:22, 48:8, 66:8, 66:14, 120:24, 133:19, 146:23, 147:13, 147:14, 150:25, 151:2, 164:20, 177:9, 177:14, 191:16, 195:20 restore [2] - 66:10, 173:25 restored [3] - 158:21, 172:15, 177:25 restoring [4] - 67:7, 161:21, 165:1, 179:25 resulting [1] - 147:6 results [2] - 78:14, 166:15 retail [1] - 149:25 retail/restaurant [1] - 51:9 retailers [1] - 149:20 retain [2] - 11:10, 66:21 retains [3] - 10:24, 11:1, 11:5 retrofitted [1] - 51:10 return [2] - 149:9, 173:9 reuse [5] - 51:4,</p>	<p>52:17, 149:12, 149:24, 173:1 REV [1] - 54:11 review [5] - 45:5, 46:19, 99:13, 115:19, 207:11 Review [2] - 49:1, 54:2 reviewed [3] - 40:5, 47:22, 184:8 reviewer [1] - 46:18 reviewing [3] - 13:12, 138:19, 186:2 revised [4] - 63:23, 66:7, 66:11, 67:4 Revitalization [1] - 54:9 revitalization [2] - 165:6, 177:20 revitalize [1] - 179:2 rezone [1] - 201:24 rhetorical [1] - 140:1 ribbons [2] - 30:2, 30:13 Richmond [1] - 177:1 richness [1] - 178:6 right-hand [1] - 37:11 rigid [1] - 159:16 rings [1] - 197:10 ripped [1] - 112:2 risk [1] - 95:24 risky [1] - 165:1 river [3] - 147:5, 150:4, 158:12 Riverside [4] - 4:4, 29:23, 98:18, 101:17 RKG [1] - 166:16 Road [5] - 70:17, 103:11, 107:13, 156:14, 183:11 road [7] - 109:16, 112:19, 115:22, 115:23, 116:4, 118:10, 179:9 role [1] - 205:18 rolling [1] - 208:25 rolls [1] - 110:20 Romanello [1] - 107:13 ROMANELLO [8] - 107:19, 107:24, 108:1, 111:1, 111:15, 111:18, 111:21, 113:9 roof [30] - 13:13, 17:17, 18:2, 18:11, 18:24, 19:1, 21:22, 22:10, 22:14, 22:22, 23:3, 26:2, 26:10, 26:17, 77:3, 99:8, 103:23, 106:14,</p>	<p>110:7, 111:19, 111:24, 111:25, 114:8, 135:6, 161:11, 174:9, 174:10, 192:6, 192:7 roofed [1] - 21:19 roofing [12] - 13:2, 16:22, 28:20, 103:14, 104:20, 104:24, 105:1, 105:5, 106:19, 106:22, 114:6 roofs [4] - 12:19, 13:1, 14:21, 23:22 rooftop [2] - 51:22, 52:3 room [1] - 50:11 Room [1] - 1:8 rooms [2] - 161:9, 161:10 root [1] - 18:22 Rosin [1] - 49:2 rot [1] - 93:20 round [1] - 11:7 route [2] - 75:25, 185:23 rub [1] - 88:11 rules [3] - 74:24, 75:23, 112:17 run [6] - 3:22, 52:1, 84:15, 146:24, 169:21, 171:12 runs [3] - 47:7, 47:9, 105:16 rusted [1] - 147:6</p> <p style="text-align: center;"><b>S</b></p> <p>sac [1] - 117:2 sad [1] - 102:5 safe [2] - 95:25, 99:5 sagging [1] - 161:3 sale [2] - 180:4, 180:16 salvage [1] - 192:25 sample [3] - 17:3, 25:20, 81:24 samples [3] - 14:7, 14:11, 16:10 San [2] - 177:16, 178:6 Sanborn [2] - 5:20, 104:10 sanctuary [1] - 171:21 Sanctuary [7] - 93:9, 149:2, 149:3, 150:2, 155:4, 162:9, 162:13 sand [1] - 124:25 sash [1] - 7:9 satisfied [2] - 50:12,</p>	<p>91:12 save [6] - 53:15, 178:8, 178:9, 180:20, 181:8, 196:18 saved [2] - 177:16, 180:11 saving [5] - 173:5, 178:4, 186:7, 198:11, 198:17 saw [2] - 20:25, 209:1 Sawpit [1] - 156:14 Saylor [4] - 154:9, 156:6, 156:10, 156:13 SAYLOR [13] - 156:13, 156:18, 156:23, 156:25, 157:4, 157:9, 162:3, 170:6, 170:23, 171:1, 171:4, 171:12, 173:4 scale [6] - 30:10, 49:24, 57:23, 106:9, 122:2, 162:7 scare [1] - 160:21 scared [1] - 169:4 scares [1] - 160:20 scenario [1] - 150:16 SCHIFANELLA [5] - 101:10, 101:15, 101:21, 102:1, 102:3 Schifanella [2] - 101:12, 101:15 school [1] - 95:23 scope [4] - 29:2, 64:3, 124:2, 124:20 Scott [2] - 41:12, 181:23 SCOTT [4] - 41:18, 41:23, 41:25, 43:13 scratch [2] - 28:17, 173:23 screen [2] - 157:7, 161:2 screened [1] - 65:16 screening [3] - 66:16, 66:19, 121:14 scroll [1] - 111:24 seamless [1] - 21:4 seasoned [1] - 144:2 seat [1] - 15:10 Seattle [1] - 179:6 second [45] - 3:14, 4:18, 7:14, 8:19, 10:6, 11:4, 12:5, 16:15, 20:16, 29:3, 33:21, 34:17, 34:18, 34:22, 34:24, 36:7, 37:24, 43:22, 44:13, 47:7, 50:4, 51:13,</p>	<p>59:5, 63:11, 64:6, 65:19, 68:4, 68:6, 86:3, 92:9, 97:11, 102:24, 113:17, 125:15, 129:6, 130:6, 130:23, 132:9, 144:17, 161:25, 191:6, 193:24, 206:7, 208:8, 209:5 second-floor [1] - 65:19 second-story [1] - 68:6 seconded [1] - 191:10 Secretary [5] - 1:14, 51:11, 56:21, 146:16, 169:11 Secretary's [3] - 146:20, 151:11, 169:14 Section [20] - 4:25, 5:9, 12:14, 13:25, 29:17, 30:17, 38:11, 44:20, 92:19, 94:11, 98:12, 99:12, 99:24, 104:6, 119:22, 119:24, 146:18, 151:10, 196:15, 200:1 section [9] - 2:12, 80:17, 82:8, 133:5, 169:17, 182:25, 196:14, 200:15, 207:2 sections [3] - 7:4, 7:11, 136:13 sector [1] - 184:4 see [47] - 14:9, 14:17, 16:24, 17:3, 20:7, 22:9, 22:23, 26:15, 26:22, 26:23, 33:3, 40:6, 40:14, 40:15, 40:21, 49:12, 49:21, 50:10, 53:3, 60:17, 73:3, 75:18, 79:11, 79:24, 89:20, 101:1, 110:12, 110:21, 113:3, 114:11, 114:15, 117:3, 125:8, 130:16, 141:9, 141:16, 142:14, 162:23, 169:1, 169:24, 170:5, 172:23, 177:11, 181:16, 194:5, 194:7, 195:24 seeing [14] - 4:14, 20:12, 58:25, 60:20, 73:12, 89:1, 97:5,</p>
---	--	---	---	--

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

<p>102:20, 113:13, 113:21, 129:1, 190:23, 194:8, 204:8 seek [1] - 160:2 seeking [2] - 44:22, 46:20 seeks [3] - 5:12, 9:6, 12:22 seem [2] - 69:9, 192:25 seemingly [1] - 42:24 segregated [2] - 9:16, 11:12 Seiden [17] - 200:10, 200:23, 201:12, 201:22, 202:4, 202:9, 203:5, 203:16, 203:17, 203:18, 204:13, 205:14, 205:19, 206:5, 206:6 selective [1] - 185:25 sell [1] - 99:11 sense [1] - 25:18 separate [3] - 37:17, 81:5, 140:25 separates [1] - 37:18 series [1] - 47:8 serious [1] - 154:3 seriously [2] - 75:20, 76:24 serve [1] - 189:3 served [1] - 10:2 Service [9] - 46:8, 46:18, 52:15, 55:6, 55:8, 58:9, 159:9, 159:16, 159:22 set [9] - 39:14, 43:1, 55:20, 74:18, 88:24, 104:3, 124:3, 163:10, 172:8 setback [12] - 39:6, 39:9, 39:10, 39:12, 39:17, 40:22, 104:3, 106:3, 109:10, 115:23, 115:24, 116:13 setbacks [3] - 42:1, 42:13, 106:1 sets [2] - 40:7, 74:7 setting [4] - 10:25, 77:1, 143:23, 144:24 seven [10] - 5:15, 9:9, 12:3, 46:24, 60:13, 118:14, 145:16, 175:21, 198:16, 200:18 Seventy [2] - 32:8, 32:11 Seventy-five [2] -</p>	<p>32:8, 32:11 several [2] - 28:1, 64:16 severe [1] - 93:20 severely [1] - 7:13 shake [1] - 68:1 shall [6] - 65:8, 91:18, 91:24, 92:6, 93:23, 149:4 shallow [1] - 47:6 shame [1] - 178:19 shape [9] - 17:22, 24:5, 28:3, 87:2, 87:20, 123:17, 139:6, 157:18, 196:25 shaped [2] - 28:12, 28:21 share [3] - 111:8, 188:12, 189:15 sheathing [2] - 139:12 shelled [1] - 51:6 shingle [25] - 20:22, 21:13, 21:17, 21:20, 21:24, 23:23, 24:12, 24:15, 24:17, 25:4, 25:6, 25:9, 25:11, 25:13, 25:16, 25:21, 28:21, 65:5, 65:20, 65:21, 67:13, 68:1, 106:23, 132:25, 133:18 shingles [25] - 12:18, 12:25, 13:2, 13:8, 13:10, 13:20, 13:22, 14:6, 21:3, 21:5, 23:12, 23:19, 28:3, 28:13, 104:12, 104:19, 104:21, 105:3, 110:5, 111:14, 111:17, 133:9 ship [5] - 153:20, 155:7, 155:11, 155:17, 167:3 ships [6] - 145:22, 155:12, 156:1, 163:12, 164:4 shipyard [3] - 163:8, 164:3, 174:3 shoot [1] - 157:14 shoreline [1] - 182:24 shoring [2] - 178:23, 178:24 short [5] - 35:14, 167:18, 176:7, 176:22, 183:2 short-term [1] - 176:7 shot [1] - 157:14 show [8] - 7:11, 68:22,</p>	<p>111:1, 128:11, 137:8, 157:6, 157:18, 167:6 showed [1] - 23:15 showing [3] - 18:10, 136:15, 158:3 showroom [3] - 147:15, 151:3, 158:19 shows [4] - 111:25, 112:1, 158:10, 184:15 shrimp [1] - 184:18 shrubbery [1] - 32:21 sic [9] - 51:11, 103:16, 119:13, 135:8, 168:2, 177:24, 178:11, 178:14, 193:3 sic [1] [19] - 209:13 sick [2] - 137:12, 175:13 Side [1] - 179:4 side [25] - 7:1, 30:7, 30:21, 32:6, 32:7, 32:24, 37:11, 37:12, 64:10, 68:23, 71:12, 93:12, 103:17, 104:22, 109:5, 109:10, 116:4, 116:7, 120:4, 140:23, 147:22, 163:11, 185:20, 194:16, 196:4 side-entry [2] - 109:5, 109:10 side-loading [1] - 103:17 sides [2] - 47:9, 198:8 sidewalk [14] - 30:7, 33:7, 35:3, 35:5, 35:8, 35:14, 35:17, 36:1, 36:15, 36:16, 37:1, 37:3, 37:4, 37:5 sidewalks [1] - 35:23 siding [58] - 7:6, 64:5, 64:23, 64:24, 65:4, 65:6, 65:18, 66:3, 66:14, 104:1, 105:18, 106:2, 108:15, 108:16, 110:13, 112:2, 112:4, 132:24, 132:25, 133:1, 133:6, 133:10, 133:12, 133:14, 133:18, 133:21, 133:24, 133:25, 134:1, 135:6,</p>	<p>136:17, 137:24, 138:3, 138:8, 138:13, 138:14, 138:20, 138:22, 138:23, 139:4, 139:16, 140:13, 140:15, 140:24, 142:2, 142:4, 142:6, 142:10, 142:19, 143:9, 143:11, 143:18, 143:22, 144:14, 144:15, 144:20 significance [11] - 49:14, 85:14, 169:23, 173:21, 173:24, 184:22, 185:4, 190:7, 190:9, 201:2, 201:8 significant [19] - 6:4, 6:18, 6:20, 11:5, 48:5, 99:16, 108:21, 109:25, 147:2, 148:9, 150:18, 170:7, 171:17, 190:4, 191:20, 192:16, 193:3, 193:4, 194:20 significantly [1] - 98:23 signifier [1] - 206:15 silence [1] - 3:6 sill [2] - 87:24, 94:5 Silver [1] - 174:24 similar [15] - 13:21, 14:6, 14:16, 20:21, 22:7, 23:11, 23:14, 23:24, 42:3, 57:25, 72:14, 72:17, 77:3, 116:1, 140:5 Simmons [1] - 176:23 simple [1] - 6:22 Simultaneous [1] - 36:8 simultaneously [1] - 178:11 Sinclair [1] - 186:23 SINCLAIR [4] - 187:1, 187:6, 187:8, 187:20 Singh [1] - 134:16 SINGH [5] - 134:22, 135:2, 135:4, 136:12, 136:24 single [8] - 12:19, 13:6, 45:24, 64:1, 80:17, 89:5, 103:19, 104:12 single-family [5] - 12:19, 13:6, 64:1, 103:19, 104:12</p>	<p>single-hung [1] - 89:5 singles [1] - 12:24 sink [1] - 125:2 sit [2] - 174:16, 180:24 Site [4] - 47:3, 47:16, 184:9, 184:25 site [48] - 12:21, 12:22, 30:20, 40:6, 42:2, 47:24, 50:4, 50:6, 50:10, 50:24, 54:5, 55:19, 64:19, 93:16, 99:4, 103:15, 105:6, 120:20, 121:16, 133:4, 146:14, 147:1, 148:19, 150:5, 150:17, 151:6, 156:3, 157:15, 163:2, 163:7, 164:1, 164:6, 166:8, 166:19, 167:2, 167:22, 174:1, 175:24, 176:3, 176:7, 185:18, 192:1, 194:4, 194:9, 201:3, 201:6, 201:10, 205:19 Sites [1] - 182:15 sits [2] - 48:25, 111:21 sitting [3] - 161:1, 181:10, 196:22 situation [9] - 21:23, 27:3, 76:14, 116:17, 133:23, 139:18, 139:22, 140:21, 190:15 six [6] - 33:25, 93:1, 118:15, 160:20, 172:19, 172:24 six-hour [1] - 172:24 size [10] - 65:12, 66:24, 68:20, 69:2, 85:12, 85:16, 106:8, 128:12, 133:25, 150:7 skilled [1] - 163:21 skills [1] - 172:2 skip [1] - 119:19 slab [3] - 30:6, 30:14, 31:2 slate [3] - 18:14, 25:23, 26:2 slice [3] - 35:7, 35:13, 37:17 slicing [1] - 129:25 slide [2] - 157:6, 167:6 slides [1] - 157:10 slightly [2] - 109:8, 111:7 slope [1] - 22:14</p>
--	--	--	--	---

<p>sloped [1] - 87:24 slower [1] - 153:10 small [6] - 50:2, 114:13, 118:13, 198:19, 206:25, 207:4 smaller [1] - 49:23 smoke [1] - 99:7 smooth [2] - 94:3, 94:8 social [2] - 9:14, 157:16 Society [3] - 181:20, 181:24, 182:15 soft [2] - 169:1, 169:2 solution [10] - 69:9, 76:13, 82:20, 84:12, 84:17, 92:6, 122:7, 127:1, 133:23, 140:10 solutions [3] - 85:8, 90:13, 91:7 someone [6] - 74:1, 74:8, 77:2, 77:5, 142:14, 190:11 sometimes [4] - 78:14, 80:21, 131:20, 197:25 somewhere [4] - 98:9, 142:20, 152:2, 181:6 sonny [1] - 171:1 Sonny [1] - 154:6 soon [1] - 25:3 sorry [18] - 2:3, 15:22, 19:24, 28:17, 52:10, 73:15, 92:3, 119:20, 127:18, 130:9, 130:19, 170:23, 174:14, 176:9, 177:10, 184:5, 195:4, 199:10 sort [13] - 23:23, 24:11, 50:2, 59:22, 72:22, 76:12, 87:18, 88:2, 116:20, 117:10, 139:14, 161:14, 165:12 sorts [2] - 76:2, 184:19 sound [3] - 7:19, 205:4, 205:5 sounded [2] - 164:22, 188:21 sounds [4] - 84:10, 88:13, 89:13, 176:9 South [1] - 62:2 south [11] - 64:9, 64:14, 67:11, 67:23, 68:5, 69:24, 70:6, 71:12, 98:22,</p>	<p>103:23, 202:21 southeast [2] - 46:4, 146:4 Southern [1] - 153:16 space [17] - 11:4, 51:22, 52:3, 120:13, 121:8, 147:8, 147:15, 148:3, 158:22, 160:5, 163:15, 163:17, 164:11, 166:20, 166:23, 177:7 Spanish [1] - 154:1 spark [1] - 179:3 speaker [1] - 171:11 speaking [1] - 36:8 special [2] - 175:18, 176:13 specialist [1] - 49:11 specific [2] - 153:4, 161:22 specifically [2] - 154:10, 165:22 specifications [1] - 16:12 specificity [1] - 153:5 specifics [1] - 156:8 speculating [1] - 84:13 speculation [1] - 141:8 spend [2] - 55:2, 76:17 pending [2] - 168:8, 184:2 spent [4] - 17:24, 160:21, 161:19, 162:4 spiel [2] - 61:19, 191:12 splash [2] - 51:24, 51:25 splits [1] - 39:18 Spock [1] - 53:11 spoken [2] - 140:12, 188:20 Springfield [7] - 39:2, 64:2, 64:12, 92:25, 120:20, 133:3, 207:7 square [12] - 94:8, 115:10, 115:11, 158:18, 158:21, 160:4, 160:18, 160:20, 160:22, 164:15, 177:5, 191:17 St [3] - 70:17, 123:4, 183:11 stacked [1] - 149:19 staff [113] - 7:21, 7:22,</p>	<p>8:1, 8:17, 11:14, 11:17, 12:2, 13:19, 13:23, 14:2, 14:15, 17:15, 20:19, 21:16, 22:13, 23:2, 26:25, 27:1, 27:6, 30:15, 30:19, 31:4, 31:6, 33:2, 39:23, 39:25, 40:4, 41:2, 42:11, 47:22, 48:11, 60:14, 62:23, 64:19, 64:25, 65:24, 67:19, 67:21, 68:8, 68:16, 69:16, 69:17, 69:22, 70:8, 77:21, 79:6, 79:15, 80:22, 82:16, 84:14, 84:25, 86:25, 90:21, 91:25, 93:17, 94:9, 94:18, 96:13, 96:15, 97:13, 97:16, 99:23, 100:5, 102:13, 104:25, 106:5, 106:15, 106:24, 107:4, 108:2, 108:17, 115:18, 121:16, 121:19, 122:11, 122:13, 122:18, 126:20, 129:4, 133:4, 134:4, 134:9, 140:6, 140:19, 141:1, 141:11, 141:15, 142:1, 142:2, 144:16, 146:16, 147:12, 150:17, 151:1, 151:9, 151:13, 151:16, 152:6, 157:17, 158:16, 159:2, 163:16, 168:21, 168:24, 171:16, 186:10, 191:8, 194:10, 201:10, 201:13, 201:15, 209:2 staff's [7] - 60:21, 97:20, 110:3, 138:13, 146:19, 191:14, 193:23 stair [1] - 120:15 stairwell [1] - 120:22 stance [1] - 106:16 stand [3] - 118:22, 131:17, 198:25 standard [3] - 91:22, 144:16, 169:11 standards [4] - 146:17, 146:20, 146:25, 151:11 standing [2] - 84:23,</p>	<p>167:8 standpoint [1] - 164:13 stands [1] - 134:4 start [10] - 2:7, 2:8, 3:2, 34:11, 58:16, 61:16, 80:20, 130:13, 190:25 started [3] - 49:4, 49:20, 98:12 starting [1] - 194:15 STATE [1] - 210:3 state [25] - 15:12, 31:14, 41:10, 48:7, 48:16, 54:14, 57:9, 70:14, 95:1, 100:13, 101:13, 107:10, 123:1, 127:23, 134:14, 146:6, 147:21, 148:17, 156:11, 174:21, 178:18, 185:5, 189:21, 193:1, 208:12 State [4] - 1:10, 51:11, 155:10, 185:8 state-of-the-art [1] - 147:21 statement [5] - 108:10, 109:21, 116:16, 178:10, 197:10 STATER [7] - 95:9, 95:14, 95:17, 95:19, 96:14, 96:18, 97:1 Stater [1] - 95:3 states [1] - 149:11 States [2] - 189:7, 189:18 statewide [1] - 153:17 static [2] - 159:10, 159:11 status [1] - 45:16 statute [1] - 179:21 stay [4] - 16:19, 131:3, 176:24, 182:18 steel [11] - 12:18, 12:24, 13:20, 28:13, 147:5, 148:6, 150:19, 158:5, 192:9, 192:11, 192:16 stenographic [1] - 210:11 stenographically [1] - 210:9 step [5] - 19:19, 32:18, 94:6, 108:18, 112:4 STEPHANIE [1] - 1:19 stepped [1] - 193:7</p>	<p>steps [2] - 108:12, 110:8 Steve [2] - 201:20, 205:10 stick [5] - 73:3, 78:14, 83:19, 83:23, 106:22 stick-on [2] - 83:19, 83:23 stick-ons [1] - 78:14 still [11] - 7:5, 71:6, 79:17, 81:23, 86:15, 128:1, 138:2, 172:14, 195:8, 197:3, 203:2 stimulate [1] - 165:14 stipulate [1] - 131:23 stipulates [1] - 59:10 stock [1] - 102:7 stockpile [1] - 164:7 stone [1] - 25:23 stoop [1] - 35:15 stop [5] - 168:16, 175:14, 176:14, 197:1, 201:25 stopped [1] - 141:12 storage [2] - 6:15, 149:19 stories [1] - 47:8 story [25] - 5:22, 6:1, 13:6, 23:1, 44:25, 47:5, 63:25, 64:4, 65:4, 68:6, 98:16, 98:22, 103:14, 103:19, 104:11, 104:15, 104:17, 105:7, 105:10, 109:22, 109:23, 120:9, 120:11, 133:2, 191:22 straight [1] - 3:21 strategy [1] - 17:14 Street [51] - 1:8, 3:24, 3:25, 4:1, 4:2, 4:3, 4:5, 5:11, 5:14, 5:17, 5:18, 6:3, 6:22, 9:5, 9:8, 10:2, 10:11, 10:23, 38:14, 38:24, 38:25, 41:13, 44:21, 44:24, 46:5, 46:6, 46:9, 46:22, 47:4, 57:12, 59:4, 61:6, 61:24, 61:25, 63:20, 64:19, 68:21, 73:19, 92:21, 93:9, 103:16, 119:25, 127:25, 132:22, 134:17, 145:10, 152:13, 174:24, 176:20, 186:23 street [26] - 30:3,</p>
---	--	---	---	--

<p>32:12, 33:13, 67:14, 68:4, 93:13, 103:21, 105:11, 105:15, 108:24, 109:24, 110:19, 110:23, 114:13, 114:14, 114:17, 114:21, 114:24, 115:6, 115:25, 118:8, 118:13, 118:14, 118:15, 120:13, 151:3 street-facing [1] - 151:3 street-visible [3] - 68:4, 105:11, 120:13 strip [2] - 37:2, 37:7 strong [1] - 189:3 stronger [1] - 18:24 strongly [1] - 162:15 structural [7] - 99:21, 124:14, 147:7, 150:11, 150:14, 154:22, 173:6 structurally [1] - 122:10 structure [85] - 5:13, 5:15, 6:16, 7:21, 7:23, 9:7, 9:9, 11:14, 13:6, 22:14, 23:1, 29:23, 30:4, 39:5, 39:13, 44:24, 45:3, 46:22, 48:2, 49:21, 51:2, 51:13, 54:19, 60:1, 60:8, 60:17, 64:1, 64:11, 64:13, 64:14, 65:13, 66:11, 67:3, 67:17, 68:2, 69:13, 86:22, 92:25, 93:2, 93:11, 93:23, 98:23, 98:25, 99:2, 99:5, 99:6, 99:20, 103:19, 104:2, 105:21, 106:3, 106:11, 106:19, 108:5, 108:11, 108:15, 109:23, 112:7, 112:21, 115:9, 118:8, 120:4, 120:9, 120:12, 120:21, 121:3, 121:7, 133:2, 145:15, 145:17, 146:12, 146:13, 147:3, 148:8, 149:8, 150:8, 150:13, 150:19, 151:4, 171:24, 172:6, 173:5, 173:8, 191:18, 191:20,</p>	<p>192:8, 192:12, 192:16, 193:3, 194:7, 196:5, 196:6, 196:18, 196:24, 198:4 structure's [1] - 65:17 structures [29] - 13:7, 39:8, 40:14, 42:13, 49:5, 49:6, 49:16, 50:3, 50:24, 54:10, 56:12, 58:3, 106:1, 106:7, 106:13, 109:22, 120:11, 120:20, 141:19, 146:23, 175:17, 179:17, 180:14, 181:5, 193:5, 195:10, 195:12, 201:9, 207:8 stucco [2] - 7:3, 11:9 stuck [3] - 50:3, 72:2, 82:17 students [1] - 209:1 studies [4] - 154:18, 184:1, 194:21, 194:24 Studio9 [1] - 48:24 study [6] - 165:6, 165:22, 165:24, 173:10, 182:20, 195:6 stuff [6] - 21:11, 75:22, 75:24, 135:21, 168:18, 205:13 sturdy [1] - 124:24 style [4] - 6:22, 6:23, 67:3, 103:25 subcontract [1] - 155:17 subcontractor [1] - 167:22 subcontractors [1] - 165:16 subject [7] - 12:21, 13:5, 50:25, 103:15, 104:10, 148:19, 201:6 submit [3] - 27:19, 40:20, 136:14 submitted [5] - 40:13, 64:20, 67:4, 149:6, 149:10 subsequent [1] - 105:7 substantial [3] - 85:9, 117:24 substantially [2] - 13:15, 83:14 suburbs [1] - 163:19</p>	<p>successful [3] - 10:14, 84:11, 177:24 sufficient [2] - 126:9, 126:11 sufficiently [1] - 47:17 suggest [1] - 22:3 suggestion [4] - 84:7, 85:18, 158:16, 206:10 suggestions [1] - 79:4 suggests [1] - 151:1 suitability [1] - 48:8 suitable [3] - 7:21, 51:14, 109:19 Suite [4] - 48:20, 100:17, 152:14, 201:21 summer [1] - 95:24 super [1] - 143:20 support [24] - 23:25, 25:12, 25:14, 46:21, 50:15, 101:3, 102:5, 102:9, 109:4, 123:20, 124:8, 125:25, 126:12, 126:14, 156:4, 163:16, 167:3, 186:10, 191:13, 195:4, 195:8, 203:10, 207:3, 207:10 supported [2] - 100:25, 120:24 supporting [2] - 117:16, 192:17 surely [1] - 180:9 surfacing [1] - 13:13 surge [1] - 167:23 surprised [1] - 158:1 surprising [1] - 176:4 surround [1] - 126:16 surrounded [1] - 120:11 surrounding [1] - 106:7 Survey [2] - 151:5, 159:7 survey [8] - 87:1, 159:17, 159:20, 159:21, 173:17, 189:16, 193:13, 207:7 Susan [8] - 2:8, 2:9, 2:11, 27:15, 38:15, 48:22, 59:17, 60:4 SUSAN [2] - 1:17, 1:18 suspended [1] - 161:2 sustainability [1] - 177:20 swath [1] - 35:5</p>	<p>swear [10] - 15:17, 15:20, 31:18, 41:14, 57:13, 70:18, 95:6, 107:15, 123:5, 134:19 swearing [1] - 128:1 sweater [1] - 84:23 sworn [1] - 73:20 system [3] - 87:18, 88:4, 195:22</p> <p style="text-align: center;"><b>T</b></p> <p>table [6] - 24:3, 29:5, 144:10, 159:1, 159:25, 199:2 Talbot [1] - 5:2 talks [1] - 196:15 tax [5] - 52:22, 170:11, 170:12, 176:6, 185:11 Taylor [1] - 153:15 team [3] - 153:3, 170:25, 178:7 tear [1] - 190:8 tearing [1] - 53:15 technologically [1] - 22:5 Ted [2] - 160:8, 160:10 template [1] - 89:4 ten [7] - 55:20, 166:10, 169:18, 169:19, 169:21, 170:5, 202:19 ten-set [1] - 55:20 tend [2] - 114:9, 117:13 tendered [1] - 17:7 Tenders [2] - 125:11, 176:18 term [3] - 144:1, 166:21, 176:7 termite [1] - 136:16 terms [8] - 13:12, 51:22, 53:7, 59:18, 80:8, 82:14, 205:18, 205:21 TerraWise [1] - 41:12 test [1] - 172:13 testimony [17] - 16:3, 31:24, 41:20, 57:18, 70:24, 95:11, 101:23, 107:21, 123:11, 134:24, 152:19, 156:20, 175:4, 182:4, 183:16, 187:3, 188:7 testing [1] - 195:1 texture [1] - 171:25 textured [2] - 11:9,</p>	<p>69:20 thatched [1] - 26:18 THE [356] - 2:3, 2:19, 2:24, 3:15, 3:17, 3:19, 4:9, 4:14, 4:19, 4:21, 4:23, 5:6, 7:25, 8:3, 8:7, 8:11, 8:14, 8:20, 8:23, 8:25, 9:2, 11:16, 11:19, 11:24, 12:6, 12:8, 12:10, 12:12, 14:2, 14:14, 15:6, 15:10, 15:12, 15:16, 15:20, 15:23, 15:24, 16:2, 16:7, 16:8, 17:2, 17:5, 17:8, 19:3, 19:21, 20:9, 20:12, 20:17, 22:17, 22:20, 22:24, 24:2, 25:6, 26:7, 26:20, 28:15, 29:4, 29:8, 29:10, 29:12, 29:16, 31:5, 31:8, 31:12, 31:14, 31:18, 31:20, 31:23, 32:3, 32:4, 33:2, 33:14, 33:17, 33:21, 34:2, 34:5, 34:13, 34:19, 34:23, 35:20, 36:4, 36:22, 37:25, 38:5, 38:7, 38:9, 38:22, 39:22, 39:25, 40:2, 41:1, 41:4, 41:8, 41:10, 41:14, 41:16, 41:19, 41:24, 43:8, 43:11, 43:14, 43:18, 43:23, 43:25, 44:4, 44:6, 44:8, 44:14, 44:16, 44:18, 48:11, 48:13, 48:16, 50:16, 53:4, 56:2, 56:24, 57:2, 57:7, 57:9, 57:13, 57:14, 57:17, 57:22, 58:21, 58:25, 59:6, 60:24, 61:3, 61:5, 62:8, 62:13, 62:16, 62:19, 62:22, 63:3, 63:7, 63:12, 63:14, 63:16, 70:8, 70:11, 70:14, 70:18, 70:20, 70:23, 71:3, 71:4, 71:24, 72:25, 73:5, 73:9, 73:12, 73:15, 73:20, 76:7, 76:22, 77:11, 77:15, 77:18, 86:2, 86:5, 88:6, 88:13, 88:15, 88:18, 89:11, 89:23, 89:25, 90:5, 91:14, 92:10, 92:12, 92:14, 92:18, 94:18, 94:20, 94:24, 95:1, 95:6,</p>
--	--	---	--	---

<p>95:7, 95:10, 95:15, 95:16, 95:18, 96:5, 96:11, 96:13, 96:21, 96:24, 97:2, 97:5, 97:12, 97:22, 98:1, 98:3, 98:5, 98:11, 100:4, 100:7, 100:11, 100:13, 101:4, 101:7, 101:11, 101:13, 101:19, 101:22, 102:2, 102:16, 102:20, 102:25, 103:3, 103:6, 103:8, 107:3, 107:6, 107:10, 107:15, 107:17, 107:20, 107:25, 111:10, 113:4, 113:7, 113:10, 113:13, 113:18, 115:15, 117:13, 118:17, 118:21, 119:1, 119:4, 119:10, 119:12, 119:16, 122:18, 122:20, 122:24, 123:1, 123:5, 123:7, 123:10, 123:15, 124:12, 125:13, 126:23, 127:10, 127:15, 127:18, 127:22, 128:2, 128:23, 129:1, 129:8, 130:12, 130:24, 132:10, 132:12, 132:14, 132:16, 132:19, 134:8, 134:11, 134:14, 134:18, 134:20, 134:23, 135:3, 136:9, 136:19, 136:22, 136:25, 137:15, 137:18, 142:16, 142:25, 144:9, 144:18, 145:2, 145:5, 145:7, 151:15, 152:5, 152:8, 152:15, 152:18, 152:23, 156:9, 156:11, 156:16, 156:19, 156:24, 157:3, 157:8, 161:24, 162:2, 170:20, 170:24, 171:3, 171:8, 174:17, 174:21, 174:25, 175:3, 175:8, 176:15, 181:19,</p>	<p>181:25, 182:3, 182:8, 183:4, 183:12, 183:15, 183:20, 186:16, 186:20, 186:24, 187:2, 187:7, 187:19, 187:21, 187:24, 188:3, 188:6, 188:11, 190:20, 190:23, 191:4, 193:16, 193:25, 198:7, 199:5, 199:8, 199:12, 199:15, 199:20, 199:22, 201:14, 201:17, 203:11, 203:24, 204:2, 204:5, 204:8, 205:23, 206:1, 206:8, 206:17, 206:20, 206:22, 207:25, 209:4, 209:10, 209:12 themselves [4] - 52:8, 84:14, 100:3, 168:11 theoretically [3] - 76:1, 77:5, 179:4 therefore [4] - 122:13, 124:7, 125:1, 193:7 they've [1] - 173:15 thickness [2] - 25:21, 129:23 thin [6] - 129:20, 130:21, 131:2, 132:4, 132:5, 132:6 thinking [6] - 17:14, 124:8, 126:20, 180:8, 181:7, 205:8 thinks [1] - 14:25 third [6] - 49:21, 50:25, 56:15, 168:12, 182:22 thorough [1] - 182:21 thoroughly [2] - 147:6, 151:5 thoughts [5] - 8:20, 20:22, 24:4, 113:18, 115:15 thousand [1] - 115:10 thread [1] - 84:22 three [5] - 49:5, 50:23, 56:12, 157:21, 189:20 threw [2] - 136:6, 160:17 thriving [1] - 172:16 throughout [2] - 102:8, 147:7 throw [1] - 205:11 throwing [1] - 160:15</p>	<p>TIAA [1] - 154:4 tied [1] - 201:3 tile [4] - 16:11, 18:14, 19:12, 130:3 tiles [2] - 19:10, 195:19 timber [3] - 195:1, 195:9, 195:19 timeline [1] - 53:25 timer [1] - 110:25 Times-Union [1] - 182:10 Tina [2] - 15:14, 15:16 tina [1] - 15:20 tint [2] - 92:3, 92:7 tinted [3] - 78:16, 78:18, 84:20 tinting [1] - 85:16 tip [1] - 24:11 today [2] - 2:25, 15:10, 25:11, 40:17, 50:10, 80:14, 84:3, 86:7, 89:14, 89:16, 100:18, 102:17, 128:19, 172:14, 181:4, 181:15, 186:17, 187:12, 187:17, 191:21, 192:5, 203:4 Todd [1] - 100:18 together [9] - 21:3, 37:15, 38:18, 38:23, 67:19, 141:16, 160:12, 176:23, 196:21 ton [1] - 76:13 tone [1] - 40:7 tonight [6] - 141:6, 153:1, 153:3, 154:6, 176:24, 184:5 took [4] - 136:6, 157:13, 175:11 top [3] - 66:4, 139:9, 168:6 torn [2] - 117:10, 172:18 total [5] - 92:24, 93:3, 99:2, 100:21, 182:19 totally [2] - 16:19, 197:6 touching [1] - 123:23 tough [4] - 81:7, 85:5, 117:14, 180:23 toward [1] - 27:10 towards [1] - 36:15, 36:16, 67:11, 67:23, 70:5, 71:12, 103:23, 105:14, 114:9, 117:16, 146:21 town [2] - 32:24,</p>	<p>141:14 track [1] - 82:4 tracks [1] - 145:20 trading [1] - 56:11 traditional [1] - 64:22 traditionally [1] - 66:20 tragic [1] - 100:20 Trail [1] - 155:1 Training [1] - 1:8 transcript [1] - 210:10 transfer [1] - 149:18 transferrable [1] - 170:12 transom [3] - 64:22, 66:24, 67:8 transportation [1] - 149:17 trash [2] - 36:1, 36:2 treasure [1] - 188:17 treasures [1] - 193:5 treat [1] - 138:11 tree [2] - 30:23, 32:7 tricky [1] - 139:3 tried [2] - 135:10, 135:14 trim [3] - 7:8, 64:4, 65:9, 65:10, 66:5, 66:13, 66:24, 67:8, 68:13, 69:8, 71:16, 71:17, 72:4, 78:8, 80:3, 82:3, 87:25, 89:4, 93:14, 93:15, 94:1, 94:2, 94:3, 94:6, 94:7, 94:13, 94:17, 96:10, 97:17, 97:18 Trimmer [4] - 48:15, 48:19, 100:12, 100:16 TRIMMER [9] - 48:18, 50:22, 52:11, 52:20, 53:13, 53:24, 56:10, 100:10, 100:15 Tropia [3] - 1:9, 210:7, 210:19 truck [1] - 201:25 true [2] - 197:10, 210:10 truss [2] - 161:3, 161:11 trusswork [1] - 148:2 Trust [2] - 183:24, 185:3 trustees [1] - 183:24 truth [5] - 16:4, 16:5, 31:25, 32:1, 41:21, 41:22, 57:19, 57:20, 70:25, 71:1, 95:12, 95:13, 101:24,</p>	<p>101:25, 107:22, 107:23, 123:12, 123:13, 134:25, 135:1, 152:20, 152:21, 156:21, 156:22, 175:5, 175:6, 182:5, 182:6, 183:17, 183:18, 187:4, 187:5, 188:8, 188:9 try [14] - 51:7, 52:4, 71:15, 75:8, 76:12, 77:13, 85:10, 89:19, 98:8, 102:7, 108:12, 110:9, 135:17, 180:19 trying [14] - 18:1, 18:21, 18:25, 20:3, 20:7, 54:19, 74:1, 74:18, 74:19, 79:12, 85:7, 164:14, 202:3, 208:14 Ts [1] - 146:2 turn [2] - 131:22, 162:22 turning [3] - 131:25, 153:20, 160:3 twentieth [1] - 10:16 two [84] - 2:25, 3:3, 5:15, 5:22, 6:1, 7:13, 11:1, 13:6, 15:18, 16:9, 16:21, 19:16, 23:1, 42:8, 42:22, 42:25, 43:3, 44:25, 45:25, 46:4, 47:5, 47:9, 48:2, 49:11, 49:16, 50:24, 52:18, 53:15, 56:9, 56:13, 60:7, 60:15, 60:16, 60:21, 63:25, 64:4, 64:9, 64:21, 65:4, 65:9, 68:24, 69:19, 71:9, 71:19, 72:6, 76:11, 78:9, 87:15, 87:25, 91:6, 91:23, 93:24, 98:16, 98:22, 103:19, 104:17, 105:7, 105:10, 109:22, 109:23, 120:3, 120:9, 120:11, 121:14, 133:2, 142:17, 145:20, 158:10, 166:2, 169:10, 171:9, 180:17 two-over-two [1] - 64:21, 65:9, 68:24, 69:19, 71:19, 72:6, 78:9, 87:15, 87:25, 91:23, 93:24</p>
--	---	--	---	--

<p>two-part [1] - 11:1 two-story [20] - 5:22, 6:1, 13:6, 23:1, 44:25, 47:5, 63:25, 64:4, 65:4, 98:16, 98:22, 103:19, 104:17, 105:7, 105:10, 109:22, 109:23, 120:9, 120:11, 133:2 type [6] - 28:4, 33:7, 51:23, 56:11, 86:18, 162:22 types [3] - 23:22, 128:14, 184:19 typical [1] - 114:2 typically [6] - 30:14, 79:5, 79:10, 86:23, 87:21, 117:3 Tyvek [1] - 139:13</p>	<p>132:6 University [4] - 184:2, 190:1, 190:5, 208:23 unless [4] - 125:25, 164:24, 175:22, 205:12 unreasonable [1] - 166:6 unsafe [2] - 7:15, 124:22 unstable [2] - 122:11, 182:25 unusual [1] - 102:12 up [84] - 15:8, 18:4, 19:22, 23:18, 30:23, 31:12, 33:18, 35:8, 36:18, 37:1, 37:3, 37:5, 38:4, 41:8, 42:9, 50:14, 57:2, 57:7, 59:25, 62:13, 62:15, 71:21, 73:5, 73:15, 75:1, 76:12, 77:2, 80:14, 82:15, 82:19, 83:22, 83:23, 85:19, 86:3, 86:16, 87:8, 88:5, 94:24, 96:24, 100:11, 101:8, 101:11, 107:8, 113:7, 113:23, 114:22, 115:25, 122:24, 123:19, 125:22, 127:11, 127:21, 128:21, 136:22, 140:11, 143:24, 157:1, 157:6, 161:1, 163:10, 163:12, 163:21, 164:16, 165:8, 169:3, 171:10, 173:15, 174:17, 176:12, 178:23, 178:25, 180:4, 180:16, 180:24, 181:10, 181:20, 183:5, 183:22, 186:20, 187:24, 193:7, 196:21, 205:2, 207:12 update [1] - 207:6 upper [1] - 51:7 urban [2] - 117:4, 177:19 usable [1] - 16:14 uses [3] - 149:5, 149:24, 190:17 utilization [1] - 166:9</p>	<p style="text-align: center;"><b>V</b></p> <p>vacant [8] - 38:19, 39:7, 39:10, 42:23, 46:1, 64:12, 177:18 Valencia [4] - 103:11, 103:15, 107:13, 110:19 valid [3] - 75:10, 131:16, 196:10 valuable [1] - 175:18 value [4] - 6:18, 48:4, 126:17, 149:10 various [2] - 16:17, 184:25 vegetation [1] - 32:21 veneer [12] - 120:7, 122:5, 124:10, 127:2, 129:14, 129:21, 130:1, 130:22, 131:20, 132:5, 132:6 vent [3] - 65:10, 65:12, 65:13 vents [1] - 11:7 verbally [1] - 126:10 verified [1] - 164:19 vernacular [3] - 64:1, 98:17, 105:8 version [1] - 193:14 vertical [4] - 54:4, 68:24, 93:23, 105:18 vertically [2] - 68:3, 121:4 via [1] - 133:16 viability [1] - 7:16 viable [3] - 178:13, 190:18, 198:23 Vice [1] - 1:13 View [2] - 64:19, 68:21 views [1] - 202:21 vinyl [5] - 79:2, 91:22, 108:15, 112:1, 112:2 vinyl-clad [2] - 79:2, 91:22 violations [1] - 99:1 virtue [1] - 47:20 visibility [7] - 12:22, 103:21, 114:12, 117:8, 117:15, 117:17, 118:12 visible [11] - 67:14, 68:4, 68:22, 93:13, 105:11, 105:15, 114:17, 115:5, 120:6, 120:13, 121:25 visibly [1] - 147:3 visit [7] - 47:24, 64:19, 93:16, 99:4, 121:16,</p>	<p>133:4, 147:1 visited [3] - 150:17, 192:1, 194:4 Vista [1] - 183:11 visual [1] - 193:14 visually [3] - 21:4, 22:22, 23:13 voice [2] - 187:17 volunteers [1] - 180:23 vote [13] - 45:17, 60:25, 62:24, 89:15, 118:21, 119:5, 132:16, 141:1, 181:11, 191:10, 199:3, 207:24, 208:19 voted [2] - 86:7, 130:12 voting [5] - 199:12, 208:15, 208:19, 208:22, 209:9</p>	<p>195:17 Waterfront [2] - 148:25, 155:5 ways [2] - 178:23, 178:24 WBCM [1] - 151:21 WD/WR [1] - 148:24 Wednesday [1] - 1:6 week [1] - 182:9 weeks [3] - 91:9, 157:15, 157:19 weigh [1] - 27:15 welcome [4] - 16:8, 32:4, 71:4, 95:16 well-known [1] - 10:9 WELLS [1] - 1:18 west [2] - 120:16, 145:21 West [23] - 4:1, 9:5, 9:8, 9:11, 10:2, 10:11, 10:22, 11:15, 44:21, 44:24, 45:21, 46:5, 46:9, 46:14, 46:22, 47:4, 57:11, 59:4, 61:6, 70:16, 73:19, 127:24, 176:19 wharf [2] - 194:15, 196:4 whatnot [3] - 38:4, 61:20, 81:14 wheelchair [1] - 32:16 white [1] - 51:6 white-shelled [1] - 51:6 whole [28] - 16:4, 22:10, 31:25, 41:21, 52:24, 55:7, 55:9, 55:21, 57:19, 61:19, 70:25, 87:13, 90:4, 95:12, 101:24, 107:22, 123:12, 134:25, 136:14, 152:20, 156:21, 175:5, 182:5, 183:17, 186:8, 187:4, 187:8, 188:8 wholesale [7] - 64:3, 68:10, 69:25, 70:7, 91:17, 132:24, 133:13 wide [4] - 30:1, 30:9, 32:13, 33:13 widened [1] - 31:2 wider [4] - 32:14, 32:19, 109:9, 111:7 widths [1] - 30:8 window [54] - 7:7, 49:8, 64:4, 64:9, 66:3, 66:6, 67:10,</p>
<b>U</b>				<b>W</b>
<p>U.S [2] - 155:13, 156:1 ultimately [1] - 105:4 unable [6] - 8:10, 13:19, 14:5, 121:19, 122:12, 176:23 uncertain [1] - 80:24 under [13] - 9:25, 65:1, 104:3, 119:24, 145:14, 150:15, 159:8, 165:4, 169:14, 169:19, 174:9, 189:23, 196:15 underlayment [1] - 139:8 underneath [2] - 64:24, 138:22 understood [3] - 40:19, 141:25, 170:13 undertake [2] - 57:25, 166:7 undue [2] - 174:6, 174:8 unexpectedly [1] - 175:13 unfortunately [7] - 35:6, 100:21, 126:18, 155:21, 156:3, 191:21, 193:6 unified [2] - 51:18, 53:2 Union [1] - 182:10 unique [2] - 11:8, 65:8 United [2] - 189:7, 189:18 units [3] - 52:5, 52:8,</p>				<p>wait [4] - 25:2, 62:14, 173:3, 180:8 waiting [2] - 90:7, 98:24 walk [4] - 35:8, 36:2, 36:18, 110:18 wall [11] - 36:19, 37:9, 65:2, 66:5, 66:25, 68:12, 69:2, 69:7, 72:4, 88:1, 122:3 walls [2] - 7:18, 135:9 Walnut [1] - 41:13 Wambolt [1] - 145:10 wants [2] - 113:19, 183:6 war [1] - 207:8 warehouse [1] - 147:4 warehouses [1] - 149:19 warrant [2] - 47:18, 50:14 warranted [1] - 183:1 warranties [1] - 19:15 warranty [1] - 19:7 water [8] - 7:12, 99:7, 150:3, 192:11, 192:16, 195:10, 195:14, 202:20 Water [2] - 148:23, 150:2 water's [1] - 165:9 waterfront [7] - 146:14, 148:21, 154:22, 163:22, 168:7, 177:16,</p>

<p>67:14, 67:23, 68:1, 68:3, 68:4, 68:11, 69:10, 69:12, 69:18, 69:24, 69:25, 70:5, 70:7, 71:11, 78:9, 78:15, 79:16, 80:9, 80:22, 84:1, 85:15, 85:16, 85:23, 87:1, 87:2, 87:5, 87:15, 87:23, 89:3, 90:10, 91:17, 93:3, 93:14, 94:1, 94:2, 94:10, 96:18, 120:3, 120:14, 120:16, 120:17, 120:22, 121:1, 121:5, 121:14, 138:16, 192:9 windows [95] - 7:9, 11:8, 17:25, 47:8, 47:9, 64:22, 65:7, 68:5, 68:11, 68:14, 68:15, 68:18, 68:19, 68:20, 68:22, 68:23, 69:1, 69:6, 69:11, 69:17, 71:14, 71:20, 71:23, 72:3, 72:9, 74:4, 74:12, 74:13, 74:15, 74:18, 75:7, 75:14, 77:7, 77:23, 78:7, 78:17, 80:6, 80:15, 81:23, 82:18, 83:1, 83:3, 83:20, 83:21, 84:17, 85:12, 85:21, 85:25, 86:8, 86:9, 86:12, 86:14, 86:18, 86:25, 87:14, 88:8, 89:6, 89:7, 89:13, 89:18, 89:20, 90:19, 91:21, 91:22, 91:23, 91:24, 92:7, 92:24, 93:1, 93:4, 93:5, 93:6, 93:17, 93:18, 93:21, 93:22, 94:16, 96:1, 97:14, 104:1, 105:19, 112:9, 112:10, 112:12, 112:14, 121:4, 128:8, 128:11, 135:7, 137:7, 147:24, 172:3, 192:9 winning [1] - 177:7 Wiss [1] - 48:24 Wisses [1] - 49:3 withdraw [8] - 27:18, 28:10, 36:4, 36:6, 36:10, 82:8, 82:16, 130:13 Wolfe [2] - 183:10,</p>	<p>183:23 WOLFE [3] - 183:14, 183:19, 183:21 Wong [1] - 177:23 wood [49] - 5:22, 26:17, 64:21, 64:24, 66:20, 68:20, 69:20, 72:13, 79:2, 79:9, 87:22, 88:7, 90:15, 91:22, 92:23, 93:14, 94:1, 97:17, 99:7, 112:10, 112:11, 133:1, 133:6, 133:10, 133:14, 133:21, 133:24, 137:9, 137:24, 138:2, 138:8, 138:19, 138:22, 139:4, 139:8, 140:13, 142:4, 142:6, 143:11, 143:12, 143:21, 143:25, 144:4, 144:14 wood-clad [4] - 69:20, 72:13, 79:9, 87:22 wood-framed [1] - 5:22 wood-look [1] - 97:17 wood-looking [1] - 112:10 wooden [3] - 7:4, 7:8, 7:11 word [9] - 37:8, 37:9, 55:18, 164:19, 202:10, 202:13, 202:23, 202:24, 203:15 words [1] - 83:12 workmanship [1] - 11:11 works [2] - 89:20, 110:20 workshops [2] - 163:10, 163:15 world [3] - 154:2, 173:18, 203:20 world-class [1] - 173:18 worse [3] - 196:25, 197:2, 197:3 worsening [1] - 135:24 worth [2] - 24:13, 198:11 worthy [1] - 49:18 wrap [4] - 49:22, 124:8, 127:4, 171:10 wrecking [1] - 177:17 writer [1] - 159:23</p>	<p>written [3] - 20:23, 159:13, 204:20 wrote [1] - 129:13</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p>y'all [2] - 181:14 y'all's [1] - 170:25 yard [4] - 30:4, 104:3, 116:7, 116:8 yarn [1] - 84:23 year [3] - 143:5, 157:15, 182:17 years [28] - 10:4, 45:21, 88:8, 105:9, 108:7, 116:22, 117:25, 157:21, 157:25, 166:22, 172:17, 172:19, 175:10, 175:21, 182:9, 184:3, 191:24, 192:7, 192:23, 193:6, 193:15, 194:5, 194:21, 195:16, 198:15, 207:9 you-all [2] - 160:1, 204:16 yourself [1] - 176:8 youth [1] - 95:24 yup [1] - 15:12</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p>zone [1] - 174:13 zoning [1] - 148:24 Zoning [1] - 104:4</p>
--	--	---