



Deposition of:
**Historic Review Board Public Hearing -
8.18.2020**

August 28, 2020

In the Matter of:
**DE Audio - NCC Department of Land
Use**

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STATE OF DELAWARE
NEW CASTLE COUNTY

DEPARTMENT OF LAND USE
HISTORIC REVIEW BOARD

PUBLIC HEARING
AUGUST 18, 2020
5:03 P.M.

Transcribed by: Lisa Beauchamp

1 APPEARANCES:

2 BOARD:

3 John Davis, PE, Chair

4 John Brook, Esquire

5 Steve L. Johns, PE, PLS

6 Rafael Zahralddin, Esquire

7 Barbara Silber, MA, RPA

8 Perry Patel, MBA, CHA

9 Karen Anderson, AIA, LEED BD+C

10

11 STAFF:

12 Betsy Hatch, Planner II, Preservation Planner

13

14 OTHERS PRESENT:

15 Wendie Stabler, Esquire

16 Ellen Tracey

17 Carol Ohm

18 David Sardo (ph)

19 Preston Cardon (ph)

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I N D E X

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	PAGE
Roll Call	4
Rule of Procedure	5
Old Business	
App. 2019-0676-S	6
App. 2018-05785	27
New Business	62
Report of the Preservation Planner	62
Public Comment	63

P R O C E E D I N G S

1
2 MR. DAVIS: So this is the August 18,
3 2020, New Castle County, Historic Review Board Public
4 Hearing. It is 5:03. We will start with roll call.
5 And, Betsy, will you call roll for us, please?

6 MS. HATCH: Sure. Mr. Brook?

7 MR. BROOK: Present.

8 MS. HATCH: Ms. Patel?

9 MR. PATEL: Present.

10 MS. HATCH: Ms. Silber?

11 MS. SILBER: Present.

12 MS. HATCH: Mr. Zahralddin?

13 MR. ZAHRALDDIN: Present.

14 MS. HATCH: Mr. Johns?

15 MR. JOHNS: Present.

16 MS. HATCH: Ms. Anderson is currently
17 absent. And then Mr. Davis?

18 MR. DAVIS: Present.

19 MS. HATCH: All right. So it shows six
20 present and one absent.

21 MR. DAVIS: Great. Thank you.

22 MS. HATCH: Uh-huh.

23 MR. DAVIS: Next on our agenda is the
24 Rules of Procedure. Will you read those in as well?

1 MS. HATCH: Sure. All right. This is
2 a public hearing conducted by the New Castle County
3 Historic Review Board. The purpose of these hearings
4 is to compile a record of relevant information
5 regarding each application and how the proposed
6 projects affect the county's history resources. To
7 make the most efficient use of time at this hearing,
8 the following rules of order are established:

9 Following the reading of each agenda
10 item, the application and their representatives will
11 make a presentation not to exceed the total of 15
12 minutes. Board Members may ask -- of the applicant at
13 the conclusion of the presentation.

14 The public will then be invited to
15 speak in the following order: One, those who wish to
16 speak in favor; two, those who wish to speak in
17 opposition; and three, those who wish to offer general
18 comments. Speakers are encouraged to be brief and
19 focus their remarks on historic issues.

20 So that everyone has an opportunity to
21 be heard, all speakers are limited to five minutes.
22 Any speaker may ask the Board to hold the record open
23 for submittal of written testimony if the time limit
24 is not sufficient for their needs.

1 Speakers are not permitted to debate
2 the applicant, but may ask questions that the
3 applicant may choose to answer during his rebuttal
4 period at the close of the comment period.

5 All testimony is recorded and
6 transcribed; therefore, all speakers must come forward
7 to the table one at a time and state their name,
8 address, and organization affiliation, if any, before
9 offering comments. Random comments from the audience
10 will not be recognized and the public is asked to
11 respect the applicant's right to an orderly hearing.

12 No recommendations or decisions will be
13 made by the Historic Review Board at this hearing
14 today. The Board will evaluate the information,
15 testimony, and comments received here at a public
16 business meeting to be held the first Tuesday of next
17 month.

18 MR. DAVIS: Great. Thank you. Looks
19 like we have two old business items on our agenda
20 tonight.

21 MS. HATCH: We do. We do. Yeah. So
22 we can -- the first one, let's see, is Application
23 2019-0676-S, 4353 Summit Bridge Road, located on the
24 east side of Summit Bridge Road, 2,500 feet north of

1 Boyds Corner Road. Tax Parcel 13-007.00-078, St.
2 Georges Hundred. This is a Historic Overlay rezoning
3 and associated parking plan for an adaptive reuse of
4 the A. Eliason House, listed on the National Register
5 of Historic Places, constructed circa 1856. NC21
6 Zoning, Council District 12.

7 And just to give the Board some
8 background, Marissa (ph), if you could go to the next
9 slide.

10 So at its -- let's see here. At the
11 May 5, 2020, Historic Review Board meeting the
12 Historic Review Board had recommended approval of the
13 proposed rezoning and then a conditional approval of
14 the proposed parking plan with the following
15 conditions:

16 A completed landscape plan be submitted
17 to the Historic Review Board for consideration prior
18 to the recordation of the parking plan with additional
19 buffer line -- buffering along residential lines and
20 that archeological monitoring be completed during the
21 pool's demolition and areas of disturbance by an
22 archeologist meeting minimum professional standards as
23 set forth by the Secretary of the Interior.

24 Since the application was before the

1 Board in May, the rezoning did proceed through
2 Planning Board and County Council. Planning Board and
3 County Council both adopted the conditions of approval
4 that the Historic Review Board had recommended.

5 The Applicant has submitted a landscape
6 plan that meets the landscaping requirements of the
7 Unified Development Code which was provided to the
8 Historic Review Board Members.

9 We -- unfortunately, due to the
10 tropical storm last week, there were some properties
11 on the site that did endure some significant damage.
12 So we did -- we were able to forward a landscape plan
13 revised kind of taking those impacts into
14 consideration to the Board. So the Board -- just to
15 make everyone aware that there are some tweaks to the
16 initial landscape plan that had been forwarded.

17 In regards to the archeological
18 condition, the HRB had -- like I had mentioned earlier
19 -- adopted that -- the condition that there be
20 monitoring be complete while the pool was demolished.

21 Marissa, if you could actually forward
22 through the slides first. Just, again, this is an
23 example of the landscape plan that was provided to the
24 Board. Can you go one more?

1 The board was also provided with a
2 lighting plan that demonstrates where the light would
3 be on the -- on the property.

4 Next.

5 So as I had mentioned, the pool
6 actually unfortunately had been demolished without a
7 permit prior to the Applicant's presentation so it
8 actually -- we found out later after County Council
9 had adopted the conditions -- or Planning Board had
10 adopted the conditions. So the Applicant is likely
11 going to be seeking some clarification on how best to
12 address that condition with the Board.

13 I do have Wendie Stabler on the line so
14 I will promote her to a panelist.

15 MS. ANDERSON: Hello. I'd just like to
16 note that Karen Anderson is here.

17 MS. HATCH: Yes.

18 MR. DAVIS: Hi, Karen.

19 MS. STABLER: Okay. Good afternoon,
20 Members -- can you hear me?

21 MR. DAVIS: Yep.

22 UNKNOWN MALE: Yes.

23 MS. STABLER: Good afternoon. It's
24 Wendie Stabler, Saul, Ewing, Arnstein & Lehr, here for

1 the Applicant, Eliason House, LLC. I am away on
2 vacation so I'll be relatively brief. I hope -- I
3 hope my coverage is okay, but this was really
4 important that I get back to the Board as soon as
5 possible to give you all an update.

6 I'm pleased to have with me this
7 evening to support the application and explain and
8 respond to any questions our landscape architect Ellen
9 Tracey with Designs etc, our civil engineer Carol Ohm,
10 and of course my client who's been in this process
11 over a year now, Dave Baker, and who's been a terrific
12 partner in trying to steward this property through the
13 process. And hopefully now that it is rezoned
14 historic, to continue to be a terrific steward for
15 this very special property.

16 As was mentioned, we, with the support
17 of this Board, were success in receiving a Historic
18 Zone Overlay for the property back in May. That was
19 after, of course, having the recommendation of both
20 the Historic Review Board, the Planning Board, needed
21 variances from the New Castle County Board of
22 Adjustment, and then we proceeded to Council. And as
23 mentioned by Betsy, there were, in fact, two
24 conditions.

1 Candidly, you may recall that we first
2 appeared before the Board it may have been the first
3 Zoom hearing. It was a remote hearing. And the issue
4 was raised about the pool and the possibility of
5 having some archeological monitoring done at the time
6 of the removal of the pool.

7 Candidly, I wasn't aware that the pool
8 had already been removed and the client also had not
9 been aware -- of course they were aware that the pool
10 had been removed, but did not understand that there
11 was actually a demolition permit process that was
12 required in connection with demolishing the pool.

13 I think the Board would agree we didn't
14 get into any detail, but the pool is not a
15 contributing -- was not a contributing factor for this
16 historic property. And I think everybody understood
17 and appreciated that it was a very good location for
18 the additional parking that was needed which is still
19 planned for this location.

20 It was brought to our attention
21 following the hearing that a demolition permit was
22 required. The contractor upon which my client relied
23 had not secured it. The contractor then immediately
24 promptly applied for the permit. So hopefully -- and

1 we are still awaiting that. We certainly would like
2 to have that in hand. The property has been -- the
3 area has been stabilized, compact in a bin, and is
4 appropriate and ready for the parking to be laid
5 there.

6 So we -- we would like to proceed with
7 the site work necessary. In the meantime, we have had
8 significant additional expense. As mentioned, there
9 is significant damage that was sustained to the
10 property by the storm Isaias. We were unable to save
11 -- we have quite a bit of damage. We believe that
12 we're able to save a number of the trees, but will not
13 know for certain candidly until there's some
14 additional passage of time.

15 So we have made some modifications to
16 the landscape plan that was submitted. We have also
17 submitted a lighting plan. And so we're here before
18 you this evening in connection with the two conditions
19 imposed which, as Betsy mentioned, one of which had to
20 do with the archeologist monitoring, the second of
21 which has to do with the approval of the
22 landscape/lighting plans which are before you.

23 We had some additional conversation
24 following that hearing about the archeological

1 condition particularly because the pool had already
2 been removed. We spoke with a number of members of
3 Council who were extremely supportive of both the
4 Historic Review Board and their endorsement of this
5 application, but also seemed sympathetic to our
6 concerns that that condition was one that was --
7 involved additional expense, perhaps would not be
8 expected to result in any real significant findings
9 because the area had already been excavated when the
10 pool was put it and had been, of course, disturbed
11 when the pool was demolished.

12 Again, I want to reiterate that that
13 was, you know, completely innocent on my client's part
14 because there certainly was no knowledge of that that
15 was required to have a permit in order to do that
16 work.

17 So I'm here to ask the Board to
18 consider removal of that condition so that we do not
19 have to incur the expense of the archeologist and also
20 for the Board to review the landscape plan. We think
21 it is extensive. As a result of its border with the
22 neighboring properties the UDC requires extensive
23 landscape screening.

24 The Board will note that there was one

1 applicant that was there at the hearing present and
2 had concerns about the screening, the lighting in the
3 corner. And if you look at the landscape plan it's
4 the right-hand corner. He has since endorsed the
5 application as has communicated by e-mail with the
6 Department that he appreciates the additional
7 screening that's been added in that area behind him.
8 Ellen can talk -- talk to that. It is year-round
9 Evergreen screening -- Magnolias, Hollies, et cetera.

10 And he also sustained significant tree
11 damage and was extremely appreciative of my client
12 having removed a number of the trees that he lost.
13 And, of course, there will be substantial screening in
14 the area behind him. So the one area that was of
15 concern to a neighbor has now been addressed with
16 really massive year-round screening which the UDC
17 requires and which the plan reflects.

18 I'd like to -- I know you have the
19 plans in front of you -- like to turn it over to Ellen
20 to walk through the landscape plan with the Board and
21 then answer any question you might have. And
22 certainly would like to open up for conversation the
23 issue of the archeological condition, but perhaps
24 we'll return to that at the end of the hearing,

1 whatever the Board's preference would be.

2 MS. TRACEY: Hello. Ellen Tracey here.

3 MS. HATCH: We can hear you. Hey,
4 Ellen.

5 MS. TRACEY: Hi. Does anyone have any
6 questions about the landscape plan?

7 MS. HATCH: Mr. Davis, Ms. Silber does
8 have her hand raised.

9 MR. DAVIS: Okay. Ms. Silber?

10 MS. SILBER: Hi. This is -- this is up
11 to, you know, our Chair at this moment and Ms. Hatch
12 in regard to the archeological discussion, would you
13 like to hold that afterwards or we can do it now? It
14 doesn't matter to me. I just have a quick comment.

15 MR. DAVIS: Well, since -- since we
16 have Ms. Tracey on the line here, let's -- let's
17 address the landscaping items first and then we'll --
18 we'll circle back to the archeological if there are no
19 objections by the Board. Okay.

20 So do we -- do we have questions? Oh,
21 Mr. Johns?

22 MR. JOHNS: I was just wondering if
23 Ellen could just briefly describe the landscaping that
24 is being proposed along the property line with the

1 adjacent owner who was at the meeting and discussed
2 concerns.

3 MS. TRACEY: Thank you, Steve. Yes.
4 So what we're talking about is the upper right-hand
5 corner of the plan which is also called out as Buffer
6 C. And what we've done in that buffer is maintained
7 all of the existing canopy trees. And underneath of
8 the canopy trees planted a row of large-growing
9 evergreen shrubs that are shade tolerant that are a
10 combination of hollies, arborvitaes in the back where
11 there was an opening at the old shed that was removed,
12 rhododendrons, cherry laurel, hollies that grow -- the
13 larger hollies, the American hollies as one of our
14 mitigation trees, and then some of the evergreen
15 magnolias which also flower.

16 So it's a fairly thick buffer which
17 incorporates all of the canopy trees and also has an
18 understory of the evergreen trees. The additional
19 plants outside of this buffer adjacent to the parking
20 area between the garages is a hedge of azaleas that
21 will also help to block the headlights as people might
22 be leaving and going around that turn. So we were
23 trying to be very sensitive to not only the buffering
24 of the use, but also the buffering of the parking as

1 well in that area.

2 And the plan also include reforestation
3 for the water resource protection area, Code-required
4 buffers around the entire perimeter, the street
5 buffer, the street trees, the on-lot landscaping, and
6 the parking lot landscaping are all also in compliance
7 with the UDC. Thank you.

8 MS. STABLER: If I might add, one of
9 the significant factors that I know the Board would
10 like to consider is that when this property converts
11 to an adaptive reuse -- it's a 1.6-acre property.
12 It's heavily wooded as it is.

13 But the Code requires extensive
14 screening of area residential properties that but for
15 the conversion to Historic Overlay would not be
16 required. Just to give you an idea, we got an
17 estimate of about a \$30,000 spend just on the
18 landscaping alone. It is going to be beautiful, it is
19 going to be heavily screen year-round. And actually,
20 you know, much more landscaping than would otherwise
21 be required had the property been left as residential.

22 The UDC is extremely protective of
23 bordering uses, bordering properties that do not share
24 a common use so.

1 MR. JOHNS: Okay. Thank you.

2 MS. STABLER: We couldn't -- thanks.
3 Ellen tells me we couldn't really fit more trees in if
4 we wanted to.

5 MS. TRACEY: Seriously. And I might
6 add that the species that we've used are indicative of
7 the kind of historical context that we have here. The
8 plant material is very similar, you know, to the
9 existing materials that were onsite, any of the new
10 plants. And they're all historically correct in
11 nature in that they were similar to the types of
12 ornamental horticulture used during the period of this
13 construction.

14 MR. JOHNS: Thanks.

15 MS. HATCH: Mr. Davis, Ms. Silber, Mr.
16 Brook, and Ms. Anderson all have their hands raised.

17 MR. DAVIS: Okay. Ms. Silber?

18 MS. SILBER: Yeah. This is in regard
19 to the archeology. I'd like to clarify that the goal
20 of the archeological monitoring was not to monitor the
21 archeological potential of the pool or the pool's
22 footprint in and of itself, but rather the area that
23 would be exposed adjacent to the pool.

24 The goal was to really examine the --

1 just removal of the pool gave a quick sort of a
2 shortcut in -- in excavation. So basically it gave us
3 a little bit of an opportunity to look at the
4 subservice nature of the -- of the property's
5 stratigraphy and, you know, if there are any deposits
6 -- the likelihood for deposits.

7 So it wasn't exactly the pool per se.
8 It was -- because the pool in and of itself is a --
9 was an intrusive element and not a contributing. So
10 once again, you know, we'll take a look at the -- the
11 revised plan and, you know, evaluate any potential in
12 regard to that just to see if, you know, what -- what
13 -- now that the option of taking a sneak peak of the
14 hole that would be exposed by the pool is -- is gone,
15 what are the other options or what are the other
16 strategies that may be applicable in this situation.

17 MR. DAVIS: Okay.

18 MS. STABLER: Yeah. I would say -- and
19 it's perhaps -- and I do appreciate that and I was
20 aware that the Board, you know, did not envision this
21 would be a hardship at the time that it imposed the
22 condition. And I -- I didn't push back because I
23 really wasn't aware of what -- what it would involve.

24 There's not a lot of people that do

1 these, but the people that do want to do a good job.
2 So, you know, it's another several thousand dollars on
3 a project that's already extensive rehab. As folks
4 know, we're -- the client's spending several hundred
5 thousand dollars to try to upgrade this structure more
6 on the sitework. And so just a -- you know, it seems,
7 well, okay, just a couple thousand more, but it is --
8 you know, there's just tremendous investment.

9 Not to mention the soft costs in going
10 through a process that is very extensive and
11 exhaustive to preserve a property when somebody's
12 really trying to do the right thing. It does really
13 add up.

14 And so I would just ask the Board if it
15 would reconsider. We -- we determined that the most
16 appropriate thing to do would be to come back to the
17 Board who imposed the condition initially to ask you
18 to think about it with us and help up perhaps give
19 some relief from a condition that might not ultimately
20 really, you know, add a whole lot of value to a site
21 that, yes, may have had some archeological
22 significance, but perhaps over the years probably does
23 not. And certainly that is not the primary impetus
24 for the Historic Zone Overlay and the protection of

1 this property.

2 But I do respect Ms. Silber's opinion
3 and I really do appreciate what you were trying to do.
4 And it's just in perspective now it seems to be
5 something that would be appropriate for possible
6 relief from that condition.

7 And so when we came back today to
8 update you it seemed natural for me to ask you to
9 reconsider that condition.

10 MS. SILBER: Well, that is definitely
11 something that will be taken into consideration now
12 that the -- the easy way is not an option, right. The
13 easy way was the pool would be there. It's a quick,
14 economical way.

15 So we understand, you know, that --
16 that the -- the property has changed in that. So, of
17 course, we'll take a look and, you know, evaluate all
18 of the, you know, factors, the pros and cons and so
19 forth. So thank you for (cross talk) --

20 MS. STABLER: Thank you. And thank
21 you.

22 MR. DAVIS: Mr. Brook?

23 MR. BROOK: Ms. Stabler, I'm not
24 certain where my question should enter this

1 discussion, but I've raised it before and as of now I
2 still don't seem to know what the answer is to it.
3 I've raised the issue of what signage was going to be
4 provided and how it would be compatible with this
5 historic structure.

6 Did I miss it somewhere? Is it in the
7 -- in the documents that I didn't see?

8 MS. STABLER: You did not, sir, but you
9 will see it. That is absolutely within the purview of
10 the Board, but we do not have signage planned as yet.
11 I can assure you that we will do everything we can to
12 have it be consistent with the historic character of
13 the house and we will be back before you before any
14 signage is -- is erected. It is in your wheelhouse
15 and you'll see it.

16 MR. BROOK: Thank you.

17 MR. DAVIS: Ms. Anderson?

18 MS. ANDERSON: Yes. First, I would
19 like to say that I do appreciate the landscaping. In
20 going through and reviewing the shrubs and the tree
21 types and their location, it seems very sensitive to
22 the -- the bordering residential properties. So
23 that's very much appreciated.

24 I had -- I'm not sure which, I think

1 there was a later drawing sent. I have, like, two
2 versions. There might have been -- I don't know if I
3 have the e-mail one up. But you have some trees
4 designated M. Those -- the ones that are being
5 mitigation.

6 So the -- and this is just a general
7 question. I have a feeling that it really doesn't
8 matter. They're -- they're asking for nine 3-inch
9 caliber canopy trees and you're indicating three of
10 each, the designated IO, ZS, and AR.

11 But I guess I don't really find that
12 there are three of each. There's four of the ZS,
13 there's two of the AR, there's two of three of the
14 IOs. I mean, it still comes out to nine, but I didn't
15 know whether -- I guess that was a change that --

16 MS. TRACEY: Yeah. Thank you. I
17 didn't catch that. We -- we used the hollies as
18 mitigation trees and -- and switched out one of the --
19 one of the, I believe it was, hollies for the other
20 variety to have the evergreen species in the back
21 corner where we were adding that buffer.

22 The mitigation trees for the specimen
23 tree removal can be anywhere on the site as far as
24 their location within requirement areas. So they can

1 supplement buffers, they can supplement parking lots,
2 they can be in the middle of the parcel. And the idea
3 was to use the required mitigation trees in the
4 locations where there was room because it's very
5 heavily planted and there wasn't too much space left
6 and also to provide the evergreen species where they
7 would supplement the buffer in addition to the buffer
8 plants.

9 I will reevaluate the quantities of the
10 different ones. I believe we've provided the total
11 that's required. And -- and, of course, I haven't
12 received comments from the Planning Department yet for
13 the final landscape plan. I -- they may also have
14 some other housekeeping items which I would address at
15 the same time.

16 MS. ANDERSON: Okay. Then I just have
17 one other question and this is in regards to the
18 lighting plan. So am I -- I just -- it's my
19 understanding that there are going to be four lights
20 installed at the parking area.

21 MS. TRACEY: So --

22 MS. ANDERSON: And is that what's shown
23 on this light plan? Those are the only four lights;
24 is that correct?

1 MS. TRACEY: I cannot address that
2 because I -- I did not do the lighting plan. Wendie,
3 do you have that pulled up?

4 MS. STABLER: I don't -- yeah. I do
5 have it, but Carol Ohm prepared that plan. I believe
6 she hired the subconsultant on that. And if you could
7 give her access, I think she's best to address the
8 lighting.

9 MS. HATCH: Yep. Carol, are you on the
10 line?

11 MR. DAVIS: I think Carol's muted.

12 MS. STABLER: Carol, you might want to
13 --

14 MS. OHM: Can you hear me now?

15 MS. STABLER: Yes.

16 MR. DAVIS: Yes.

17 MS. OHM: Okay. Hi, guys. It's Carol
18 Ohm from Apex Engineering. Diversified Lighting
19 prepared that plan for us. They're an electrical
20 contractor that deals with lighting. They do have
21 four posts shown. We've given specifications for the
22 post, the lighting heads themselves, and to show what
23 the lighting is at the property boundary.

24 MS. ANDERSON: Okay. Thank you. That

1 was --

2 MS. OHM: (Cross talk.)

3 MS. ANDERSON: -- yeah. I just wanted
4 to confirm that that -- that was the correct count
5 that I was reading on the drawings.

6 MS. OHM: Yes.

7 MS. ANDERSON: Thank you.

8 MS. OHM: Sure thing.

9 MR. DAVIS: Mr. Brook, did you have
10 another question?

11 MR. BROOK: No. I'm sorry. I don't.

12 MR. DAVIS: Okay.

13 MR. BROOK: I will unmute myself.

14 There we go.

15 MR. DAVIS: Okay. Any further
16 questions for the Applicants?

17 MS. HATCH: I'm not -- I'm not seeing
18 any hands raised.

19 MR. DAVIS: Okay. Great. Thank you.

20 MS. HATCH: Okay.

21 MS. STABLER: Thank you.

22 MR. DAVIS: Now we'll have public
23 comment.

24 MS. HATCH: I am not seeing any hands

1 raised in the public.

2 MR. DAVIS: Okay. Okay. If there are
3 no hands raised, shall we move onto the next item?

4 MS. HATCH: Sure. All right. So our
5 next item for the evening is Application 2018-05785,
6 2314 Glasgow Avenue located on the west side of
7 Glasgow Avenue north of the intersection of Glasgow
8 Avenue and Pulaski Highway. Pencader Hundred. Tax
9 Parcel 11-026.00-043. This is a building permit to
10 renovate a historic barn on the property known as the
11 Brooks House, circa 1795. NC10, CR, and Historic
12 Overlay Zoning. Council District 11.

13 So just to give the Board some
14 background, the red picture is a picture from Google
15 Street View of how the barn previously looked. This
16 application was actually before the Historic Review
17 Board in July of 2018.

18 The scope of the work had included work
19 to the barn and to the house. After the work to the
20 house was completed the -- the building permit was
21 actually closed before work had commenced on the -- on
22 the barn and before that scope of work had been
23 approved by the Department on the barn structure.

24 Earlier in the year the Department had

1 issued a stop work order when we noticed there was
2 additional work being provided -- or work being done
3 on the structure.

4 Marissa, if you could go to the next
5 slide.

6 After some communications with the
7 Applicant, the Department had forwarded this
8 application to the Historic Review Board. The -- the
9 Department referred this to the Historic Review Board
10 because based on the previous meetings, discussions
11 around work to be done the Historic Review Board had
12 referred -- or deferred to the Department to work with
13 the Applicant to figure out the best type of materials
14 to be utilized.

15 The Department uses the New Castle
16 County design guidelines for historic and cultural
17 resources. The current proposed materials is T111 for
18 siding for faux board and batten details which the
19 Applicant had actually -- these are the plans that the
20 Applicant had provided the Department.

21 And, Marissa, if you could go to the
22 next slide.

23 They had actually put some -- some mock
24 details to demonstrate to the Board what their intent

1 and goals were with the structure. I do have them on
2 the line. Bear with me. Let me promote them. So,
3 Dave, are you on the line? We have David Sardo on the
4 line here.

5 MR. SARDO: Hello?

6 MS. HATCH: There you are.

7 MR. SARDO: Okay.

8 MS. HATCH: They can hear you.

9 MR. SARDO: Dave Sardo and Preston
10 Cardon, the property owner, are here.

11 MR. DAVIS: Great.

12 MR. SARDO: Hello, everybody.

13 MR. DAVIS: Welcome.

14 MR. SARDO: Bear with us. We're --
15 we're -- we're --

16 MR. CARDON: This is new for us so.

17 MR. SARDO: We're not -- we're not into
18 Zoom every day so we're kind of working through this
19 one of our first times independently of our wives. So
20 I think we're doing okay so far.

21 MR. DAVIS: Would you like to make a
22 presentation or are you ready for questions from the
23 Board?

24 MR. SARDO: Yeah. Well, let me start

1 by saying we had a site meeting at the field with
2 Betsy and some other folks from the county. We
3 originally pulled a permit for the property and the
4 barn to be worked on simultaneously, but we ended up
5 focusing most of our energy on the house and that's
6 why we provided some pictures of where the stands
7 today as well.

8 We went before the HRB and got approval
9 to work on the house with some exterior finishes,
10 primarily exterior because we're trying to market the
11 property for tenants, if you will. And currently
12 we're working on trying to do some exterior finishes
13 on the barn. That's the background of why we're
14 before the Board tonight. And the renderings that you
15 have on the slides show where we -- you know, where we
16 were headed and where we are today.

17 Basically, in a nutshell, we're trying
18 to -- as the property is now actively marketed we have
19 T111 on the barn structure. And after the stop work
20 order was issued which was kind of a misunderstanding
21 with me and the owner and where the permit stood at
22 the time, we were just trying to secure the building
23 from natural decay and demolition by nature, if you
24 will, the outbuilding after we had finished the work

1 on the main -- main house.

2 And the point of our meeting tonight is
3 to gain approval to complete -- to start working on
4 the external barn structure again with the finishes of
5 T111 with board and batten siding wood painted
6 currently white and gutters and downspouts. And the
7 mockup of the pictures of the windows you see --
8 excuse me, the windows will eventually be wood
9 windows.

10 But we don't want to put the windows in
11 until we gain a tenant because of security and kind of
12 squatting issues that we've had and security issues
13 we've had over time.

14 MR. CARDON: We've actually had people
15 -- homeless people staying (cross talk) --

16 MR. SARDO: Living there and campfires,
17 things like that.

18 MR. CARDON: We've actually had a fire
19 in the building one time. So, again, we want to clean
20 the -- clean the place up, make it look feasible and
21 rentable to people. We've had it for almost four
22 years now and it'd be nice to have a tenant to help
23 pay some of our bills.

24 MR. SARDO: Yeah. So the purpose is

1 mainly can we proceed with the wood board and batten
2 siding. We want to proceed to market it. We want to
3 put the doors on the elevation that's facing the house
4 that you see from the drawings that we submitted for
5 the permit to gain access to it.

6 We really don't have any useable access
7 from old --

8 MR. CARDON: From the old 896.

9 MR. SARDO: -- old 896 Business
10 District row.

11 MR. CARDON: So the east side of the
12 structure, you know, it's right up to the property
13 line.

14 MR. SARDO: It's literally on the road.

15 MR. CARDON: Yeah. We want to make
16 that look like it did, but not functional. The doors,
17 the windows --

18 MR. SARDO: The doors will be screwed
19 shut.

20 MR. CARDON: -- the barn, but the back
21 side of it will still need a garage door access and
22 we've sent you the pictures. We want that to be a
23 barn door type door for access.

24 MR. SARDO: I guess we're trying to

1 amend the original permit to continue our work as we
2 market the property.

3 MR. DAVIS: What did you do with the
4 old siding? Is the old siding still -- is that
5 underneath the T111?

6 MR. CARDON: That -- no, sir. There
7 was a mix. It was pretty much 60/40, 70/30 of T111
8 and siding. There were several different pieces of
9 that building mixed throughout.

10 MR. SARDO: One of the first things we
11 did before the stop work order, I guess, that caused
12 the concern because we're -- it's a high-visibility
13 location so somebody had driven by. Preston and his
14 team were shoring up the frame because it was starting
15 to really get rundown.

16 So you'll see a metal roof. The
17 framing was straightened out. And because it was
18 about a 60/40 mix of board and -- or T111 and some
19 horizontal siding remaining, but very exposed to the
20 weather, squatters, decay, we decided to do -- we had
21 T111. And the board -- the theme would be board and
22 batten -- T111 with battens to create a barn look.

23 MR. CARDON: And I think part of that
24 was if you read the second part of our permit on there

1 it was T111 or like.

2 MR. SARDO: Or like materials.

3 MR. CARDON: And that's why we moved
4 forward because I wanted to secure the building after
5 we had squatters in there.

6 MR. SARDO: Yeah.

7 MR. CARDON: So we rolled right on into
8 what our permit said.

9 MR. SARDO: I think the confusion was I
10 had closed out the permit of the main house. The main
11 house -- which I think there was -- Betsy had posed --
12 put a picture up there. The main house was our
13 primary work originally for leaks, roof, windows,
14 brick pointing, porches.

15 When we had closed that out we had not
16 gotten to the -- the outbuilding yet.

17 MR. DAVIS: Huh.

18 MR. SARDO: And so when we had started
19 working on the outbuilding that's what lead to --

20 MR. CARDON: It triggered the red --

21 MR. SARDO: -- the stop work order,
22 yeah.

23 MR. CARDON: -- triggered a red flag.
24 If we hadn't closed out the house, we would have

1 rolled right on to the building.

2 MR. SARDO: Yeah. There was a gap in
3 time between the house and when we started working on
4 the outbuilding.

5 MR. DAVIS: Okay. Mr. Brook?

6 MR. BROOK: Yes. Gentlemen, I'm a
7 little bit confused. I -- I had a lot of material
8 preparation for this meeting about what the proper
9 historically appropriate materials would be -- what
10 they should be used to complete this building. And I
11 don't know from the discussion that we've had whether
12 you intend to do -- follow those guidelines or if
13 you're using some other materials.

14 I mean, are we going to have -- are you
15 familiar with what I'm talking about?

16 MR. SARDO: Well, we -- no. We're
17 asking -- basically, we're asking if the barn could be
18 and remain the wooden board and batten siding.

19 MR. BROOK: In accordance with the --
20 in accordance with the guidelines that were set forth
21 in the discussion regarding what is appropriate
22 materials?

23 MR. SARDO: Yeah.

24 MR. BROOK: Okay. And the windows as

1 well.

2 MR. SARDO: Wood windows.

3 MR. CARDON: So we have not problem
4 putting wood --

5 MR. BROOK: Yeah. Wood windows.

6 MR. CARDON: -- windows in -- I'm
7 sorry. Go ahead.

8 MR. BROOK: No. I just said wood
9 windows.

10 MR. SARDO: Yes.

11 MR. CARDON: Yeah. So our intent was,
12 like I said, it was a mix of materials on that
13 building. Our permit said T111 and like. We wanted
14 to use barn and batten board. And I have no problem
15 putting the wood windows in, but I don't want to do
16 that till I (cross talk) --

17 MR. BROOK: Yeah, I understand. I
18 understand that.

19 MR. CARDON: Yeah.

20 MR. SARDO: So wood windows, board and
21 batten siding, the roof is done, the framing is shored
22 up, and the door location facing the property versus
23 old 896. We'd like to continue working on the board
24 and batten siding, leave the wood T111 up, leave the

1 mockups for the windows while we're marketing. The
2 roof is done. We have plans to do the gutters and
3 downspouts with half round?

4 MR. CARDON: Yeah. They're -- they're
5 half round and fluted, the same gutters that we put on
6 the building that were approved.

7 MR. SARDO: Right.

8 MR. BROOK: So you're before us to get
9 authority to continue the work that you've already
10 begun --

11 MR. CARDON: Started.

12 MR. BROOK: -- is that correct?

13 MR. SARDO: Yes.

14 MR. BROOK: All right. Thank you.

15 MR. CARDON: Yes.

16 MR. DAVIS: Mr. Johns?

17 MR. JOHNS: Okay. So I just want to
18 confirm a few things. And one is it sounds like the
19 siding that you're putting on the -- on the building
20 is -- is a false or faux board and batten where you're
21 using T111 and putting some batten on it. And that's
22 your intent for the entire building; is that correct?

23 MR. SARDO: That is correct, yes.

24 MR. JOHNS: Okay. So then my other

1 question is what is your intended use of the building
2 in the future?

3 MR. SARDO: Good point.

4 MR. CARDON: So, again, we don't have
5 an intended use. We're trying to find a tenant. So
6 once we find a tenant and the requirements -- that's
7 why I don't want to put the windows in right now
8 because, again, with it sitting there empty we've had
9 several people in there. We've had cops there several
10 times.

11 MR. SARDO: Break ins, yeah.

12 MR. CARDON: I want to get somebody
13 there. And if they want windows in all those places
14 where they show originally, I'll gladly put them in
15 there. But as of right now I don't want to put any of
16 the wood windows in until I acquire a tenant.

17 MR. SARDO: But to answer your question
18 -- I think I know what you're asking. The ultimate
19 tenant might be a contractor, a roofer, a GC, someone
20 that can use that outbuilding as a shop.

21 MR. JOHNS: So you're looking for a
22 tenant for the house?

23 MR. SARDO: As well, yes.

24 MR. JOHNS: And but then you're looking

1 for a tenant for this barn, but you're not expecting
2 it to be a resident in the barn if you're expecting it
3 to be a shop.

4 MR. CARDON: It's all commercial.

5 MR. SARDO: It's all commercial, yes.

6 MR. CARDON: The whole place is --

7 MR. JOHNS: It's all commercial?

8 MR. SARDO: Yes.

9 MR. CARDON: The whole place is zoned
10 commercial and we'd much rather --

11 MR. JOHNS: Okay.

12 MR. CARDON: -- rent it commercial than
13 residentially.

14 MR. JOHNS: Right.

15 MR. SARDO: I think the ideal tenant
16 would be a company that wants to break the house into
17 possibly some offices and a shop for their crews which
18 is 30-feet apart.

19 MR. JOHNS: It's one parcel?

20 MR. CARDON: Yeah. It's all one
21 parcel.

22 MR. SARDO: It's all one parcel, but
23 it's zoned commercial.

24 MR. JOHNS: Okay.

1 MR. CARDON: And we had an engineering
2 firm that wanted the whole place until this --

3 MR. SARDO: Almost.

4 MR. CARDON: -- till the COVID hit and
5 it fell to pieces. I had a 10-year lease in play and
6 --

7 MR. SARDO: With an engineer.

8 MR. CARDON: -- it was right there so.

9 MR. JOHNS: Ouch.

10 MR. CARDON: Yes.

11 MR. SARDO: Could have been an engineer
12 for the house and a couple trucks and a shop for the
13 outbuilding would have been ideal.

14 MR. JOHNS: So I think eventually when
15 you do decide you -- you -- you get it rented and
16 you're going to put in the windows and the doors --

17 MR. SARDO: Yes.

18 MR. JOHNS: -- you're going to have to
19 come back to us with --

20 MR. SARDO: Absolutely.

21 MR. CARDON: And that's fine. And we
22 have no --

23 MR. JOHNS: Okay.

24 MR. CARDON: -- problem.

1 MR. SARDO: Yeah.

2 MR. CARDON: I just want to get the
3 structure looking nice. I want to get the gutters on.
4 Again, the 896 side will look like it's supposed to,
5 but it's not functional because I'm right on 896.

6 MR. JOHNS: Right.

7 MR. CARDON: The west side of it I need
8 to be able to access it so obviously we added a door.
9 And I want to make a barn door in the bottom of it so
10 we can access the property. So --

11 MR. JOHNS: Right.

12 MR. CARDON: -- the west side of it is
13 not going to be exactly like the structure was.

14 MR. JOHNS: Okay.

15 MR. SARDO: Which basically we stopped
16 work completely because of the confusion of what the
17 other permit closed and what we were allowed to do.
18 And we're here saying we'd like to put the gutters and
19 downspouts on, continue with the board and batten
20 siding look real wood, the barn doors facing the west
21 side, and continue to market it and then close this
22 permit out.

23 Once we obtain a tenant, then we'll
24 come back to you guys (cross talk) --

1 MR. CARDON: New permit (cross talk) --

2 MR. SARDO: -- permit for how many
3 windows, what type of windows, that type of thing.

4 MR. JOHNS: Okay.

5 MR. CARDON: And I have no problem
6 doing the two over wood windows once we acquire a
7 tenant and figure out what they want, their needs
8 because I'm going to have to reissue a permit anyway
9 --

10 MR. SARDO: To fit it out.

11 MR. CARDON: -- once I get a tenant to
12 fit it out.

13 MR. JOHNS: Okay.

14 MR. SARDO: The house and the barn have
15 no work interior. We're just trying to clean up the
16 site and prevent it from decaying with demolition by
17 neglect, if you will.

18 MR. DAVIS: Okay. Thank you.

19 MR. CARDON: Everything else is done.

20 MR. DAVIS: Ms. Anderson?

21 MR. CARDON: Go ahead, I'm sorry.

22 MR. DAVIS: Karen, did you have your
23 hand raised?

24 MS. ANDERSON: Yes.

1 MR. DAVIS: Okay. There we go.

2 MS. ANDERSON: Yes. Hello. Can you
3 hear me?

4 MR. CARDON: Yes.

5 MR. SARDO: Yes.

6 MS. ANDERSON: So I'm just trying --
7 I'm just trying to follow the conversation that you
8 were having with Mr. Johns and I'm looking at the
9 drawings that were submitted.

10 MR. CARDON: Uh-huh.

11 MS. ANDERSON: So on the 896 side
12 you're stating that it would pretty much look like it
13 used to; is that correct?

14 MR. CARDON: Yes. Completely intact,
15 but not functional.

16 MR. SARDO: I mean, it's literally on
17 the blacktop of 8 -- of old 896. There's no shoulder.

18 MS. ANDERSON: Right.

19 MR. CARDON: So I would add the doors,
20 windows, and the old barn door look --

21 MR. SARDO: Like the picture.

22 MR. CARDON: -- like they're intact,
23 but they're not useable because we can't -- we can't
24 get to them.

1 MS. ANDERSON: Right. Okay. So and
2 then on the west side the -- the graphic that was
3 provided is showing --

4 MR. SARDO: (Cross talk.)

5 MR. CARDON: Yeah. So the windows --

6 MS. ANDERSON: Oh, wait. I'm sorry.
7 Yeah. On the -- on the west side the graphic that was
8 provided mimics a slightly different thing you're
9 saying than what the original was.

10 MS. SARDO: Yes.

11 MR. CARDON: Yeah. So --

12 MS. ANDERSON: It's got the four
13 windows and a barn door and -- and --

14 MR. SARDO: (Cross talk.)

15 MR. ANDERSON: -- a door -- and a man
16 door is there.

17 MR. CARDON: So there was a window
18 where the man door was and there was -- there -- if
19 you look at the old red picture there was a garage
20 door there where I want to make it a barn door.

21 MS. ANDERSON: Uh-huh.

22 MR. CARDON: Because obviously they
23 changed all that when they took all the frontage away
24 from 896 whenever and so they started using the back

1 -- the west side of the property to get access to the
2 building.

3 MR. SARDO: Yeah. The west side is the
4 access.

5 MS. ANDERSON: But this -- but this
6 side along with the north and south side you would not
7 make any changes to. You would just put the board and
8 batten siding up. Only the 896 side would actually
9 have the windows and the door -- which the non-
10 functioning door; is that correct?

11 MR. SARDO: No.

12 MR. CARDON: No. So -- so, again, the
13 east side of it on the 896 side will all be a mockup
14 of what it originally looked like and not functional
15 as of now until we get a tenant. They may need
16 windows or want windows. We'll put them in there.

17 But the barn door can never be used
18 because we can't access that.

19 MR. SARDO: You can't pull out.

20 MR. CARDON: And the north and the
21 south side will remain the same.

22 MR. SARDO: Yes.

23 MR. CARDON: That's -- there's no
24 changes in them whatsoever.

1 MR. SARDO: No.

2 MR. CARDON: It's just the west side of
3 it is the only access to the building we have safely
4 where they can pull in and walk into the building
5 and/or access it with a garage door.

6 Does that make sense to you?

7 MS. ANDERSON: I'm still trying to
8 figure out are you putting windows and doors anywhere
9 on this building with this phase that you're in right
10 now.

11 MR. CARDON: So we'll have one door on
12 the west side and one barn door type garage door to
13 access the building as of now.

14 MR. SARDO: Yeah. 9-by-8 barn doors,
15 wood.

16 MR. CARDON: Yeah. It'll be -- it'll
17 be a barn door, all will match. It'll slide left to
18 right.

19 MR. SARDO: On the west side.

20 MR. CARDON: Yeah. We will not --

21 MS. ANDERSON: On the west side?

22 MR. CARDON: Yeah. We will not put any
23 other doors or windows in until we acquire a tenant
24 and figure out their needs because if -- you know --

1 MR. SARDO: And at that time we'll
2 apply for a new building permit to fit it out, if you
3 will.

4 MR. CARDON: Yes. To the put the right
5 windows in and/or doors that are needed in the
6 historic locations.

7 MS. ANDERSON: Okay. So the -- so what
8 we're looking at, what does it represent then? I'm
9 just looking at this drawing that has the black
10 indicators. Are you saying you're just going to apply
11 a frame, a black frame on the top?

12 MR. CARDON: We've already done that.

13 MR. SARDO: We've already done that.

14 MR. CARDON: So we've already made --

15 MS. ANDERSON: Okay.

16 MR. CARDON: -- false-looking windows.
17 We want the property to look marketable.

18 MS. ANDERSON: Okay.

19 MR. SARDO: Yeah. It's mocked up as we
20 speak.

21 MR. CARDON: Yeah. So, you know, we
22 paid to have the frames built to the exact size of the
23 existing windows. So everything you see on those
24 pictures are all the exact locations if you follow

1 back on the red pictures, they're all the same sizes.

2 We want to find a tenant and figure out
3 their needs before we move forward is kind what kind
4 of --

5 MS. ANDERSON: Okay.

6 MR. CARDON: So I need -- again, we
7 need to put a garage door in. I'd like to paint it up
8 and clean it up, put the gutters in and let it sit --
9 oh, I lost you.

10 MR. SARDO: No. She --

11 MS. ANDERSON: No. We're playing with
12 the pictures.

13 MR. SARDO: These are the pictures as
14 it stands as of Friday.

15 MR. CARDON: So if you --

16 MS. ANDERSON: Okay.

17 MR. CARDON: So if you -- so, here, I
18 can walk you through this. So the -- you there?

19 MR. BROOK: Yeah.

20 MR. CARDON: Can you hear me?

21 MR. SARDO: Yeah. They can hear you.

22 MS. ANDERSON: Yes.

23 MR. CARDON: So --

24 MS. ANDERSON: Yes. We can hear you.

1 MR. CARDON: So where the two windows
2 are facing the north side there's actually a set of
3 stairs going up on the first floor, that's why there's
4 not four windows.

5 MR. SARDO: Stairs going up to a loft.

6 MR. CARDON: And that's the existing
7 layout of the building. This was the Pencader Grange
8 back in the day. They actually had meetings upstairs.
9 So if you look on the south side where the four
10 windows are, those are the exact locations of the
11 windows and the exact sizes of the windows as the barn
12 was.

13 If you look at the top left there --

14 MR. SARDO: that's the east side.

15 MR. CARDON: -- with the -- with -- the
16 east side with the five windows and the slider barn
17 door, just so you know on the first floor to the left
18 and the right there's actually existing doors there.

19 MR. SARDO: Yeah.

20 MR. CARDON: I didn't want to go ahead
21 and put them up, but there was a --

22 MR. SARDO: Man doors?

23 MR. CARDON: Man doors. There was a
24 door to the right that took you upstairs because they

1 would enter that from 896. And then when they put the
2 second part of the barn on the left there was another
3 man door to the left that put you downstairs.

4 MR. SARDO: Right.

5 MR. CARDON: So I want to make that
6 part of the building all period correct that --
7 because I remember back in the 80s there was a Model-T
8 sitting there in that garage door there because I
9 don't know if you know this, but my partner is a
10 Brooks. His uncle owned this for --

11 MR. SARDO: That was the Brooks family,
12 yeah.

13 MR. CARDON: He -- my partner's a
14 Brooks. He's owned it for 85 years in his family. So
15 his uncle worked in here. Again, that -- that side
16 will look period correct, but it's not functional
17 because we can't get to it from 896. It's right on
18 the road.

19 So let's go to the west side of it
20 where you see the four windows. We put the man door
21 in so we could get in and out of the building.

22 MR. SARDO: And secure it.

23 MR. CARDON: And in between those two
24 doors I want to put a barn door in which you --

1 MR. SARDO: Which is the -- which is
2 the draw.

3 MR. CARDON: Which is the drawing you
4 have so we can access the property.

5 MR. SARDO: And show the property,
6 correct.

7 MR. CARDON: And plus there's going to
8 need to be a door. It's a commercial building.

9 MR. SARDO: It has commercial main
10 access.

11 MR. CARDON: So, yeah.

12 MR. SARDO: It could never be a
13 residential use. It's a shop.

14 MR. CARDON: No. That -- that -- yeah.

15 MR. SARDO: It's a shop for somebody.

16 MR. CARDON: Yeah. It's zoned
17 commercial.

18 MR. SARDO: Preferably the person that
19 rents the house.

20 MR. CARDON: Yeah. That's been a TV
21 repair place, it's been an automotive repair place,
22 it's been a small engine repair place over the years
23 of all the records we have.

24 MS. HATCH: Mr. Davis --

1 MR. DAVIS: Yes?

2 MS. HATCH: -- may I just provide some
3 staff clarification?

4 MR. DAVIS: Absolutely, yeah.

5 MS. HATCH: So because the -- the --
6 the Applicants are proposing what they're proposing
7 for the exterior and the materials, the -- the
8 Secretary of Interior standards in the New Castle
9 County design guidelines encouraged the use of more
10 sympathetic and historic materials.

11 And I just wanted to clarify the
12 difference between the two and that's what's before
13 the Board for consideration is what the Applicants are
14 proposing.

15 MR. DAVIS: Right. Thank you.

16 MS. HATCH: And Ms. Anderson does have
17 her hand raised.

18 MR. DAVIS: Ms. Anderson?

19 MS. ANDERSON: Yes. Hello. Just in --
20 in taking a look at the -- at the original photo on
21 the west side and the layout that is up on the
22 presentation, it doesn't look like the windows there
23 line up with where they were.

24 Is that going to be the intent or --

1 MR. CARDON: That is correct. So if
2 you look at the west side of it on the original photo
3 there's four windows, there's actually a man door in
4 the middle of it that they took out because --

5 MR. SARDO: On the second floor.

6 MR. CARDON: Yeah. Because once they
7 took away 896 from access of the property they
8 switched the access to the back of the building. So
9 if you look at the back of the building on my original
10 print, there's four windows -- two of the left, two of
11 the right.

12 MR. SARDO: Yeah.

13 MR. CARDON: There is a center window
14 that was turned into a door with a set of steps and a
15 garage door put in to access the property once they
16 took away 896.

17 MR. SARDO: 896, yeah. So, yes (cross
18 talk) --

19 MS. ANDERSON: yes.

20 MR. SARDO: -- into west elevation.

21 MR. CARDON: Yeah. So it's not exact.

22 MS. ANDERSON: Okay.

23 MR. SARDO: But it's functional.

24 MS. ANDERSON: And then going to what

1 Mr. Johns spoke about, the siding that is going to go
2 on it is T111. That's a cement-based siding; is that
3 --

4 MR. CARDON: No. This is --

5 MR. SARDO: No. It's wood.

6 MR. CARDON: -- this is wood. It's
7 basically a wood and batten board is what it is. You
8 know, the barns are --

9 MS. ANDERSON: So it is, it's wood?

10 MR. SARDO: It's a rough sawn wood with
11 inch and a half to 2-inch battens --

12 MR. CARDON: Yeah.

13 MR. SARDO: -- every 16 inches. When
14 we applied for the original permit to renovate the
15 exterior of the house and the barn we had put that in
16 on the description of materials. It's real wood.

17 MS. ANDERSON: Okay. Thank you.

18 MR. SARDO: Uh-huh.

19 MR. DAVIS: Anymore questions for the
20 Applicants?

21 MS. HATCH: I'm not seeing any hands
22 raised.

23 MR. DAVIS: Okay. Thank you. We'll
24 move onto public comment.

1 MS. HATCH: I don't see anyone in the
2 public raising their hands.

3 MR. DAVIS: Okay. Ms. -- Ms. Anderson,
4 do you have a question?

5 MS. ANDERSON: Yes. I just have one
6 other question.

7 MR. DAVIS: Okay.

8 MS. ANDERSON: Would it be possible for
9 the Applicants to send us the spec for the T111 siding
10 that they're using?

11 MR. CARDON: Sure. Yeah. So basically
12 it's just a plywood with the batten board (cross talk)
13 --

14 MR. SARDO: Four-layer sheet of plywood
15 --

16 MR. CARDON: Yeah. Yep.

17 MR. SARDO: -- with a groove.

18 MR. CARDON: Yep. But we can send that
19 to you. And we sent pictures I actually took on the
20 south side where the four windows are.

21 MR. SARDO: We mocked up some boarded
22 batten siding (cross talk) --

23 MR. CARDON: I went -- I went and put
24 some battens up there and you guys have pictures of

1 that.

2 MS. ANDERSON: Okay. So this is the --
3 this the one it's kind of circled it says batten board
4 and --

5 MR. CARDON: Yeah. It (cross talk) --

6 MS. ANDERSON: -- it's got a little
7 window frame?

8 MR. CARDON: It's hard -- it's hard to
9 see but, yeah, I went ahead and put it just down on
10 the first floor in between the first two windows. So
11 we put the batten boards up there so you could see it.

12 MR. SARDO: Yes. I think during the
13 application process for a revision which triggered the
14 HRB meeting we have some photos of the mockup of the
15 boarding back as well with the actually battens on the
16 building.

17 MR. CARDON: Yep. But we can --

18 MR. SARDO: It's all wood.

19 MR. CARDON: -- send you specs on that,
20 yeah.

21 MS. SARDO: It's all wood.

22 MS. ANDERSON: Okay. Thank -- thank
23 you.

24 MR. DAVIS: Thanks.

1 MR. CARDON: Uh-huh.

2 MR. DAVIS: Ms. Silber, did I see your
3 hand raised?

4 MS. SILBER: I forgot. I have a
5 question.

6 MR. DAVIS: Okay.

7 MS. SILBER: You put the new -- you
8 know, eventually the doors -- the barn doors that will
9 go on the west façade --

10 MR. SARDO: Yes.

11 MS. SILBER: -- will they be roughly
12 the same size as the ones that are currently on the
13 896 side or smaller do you think?

14 MR. SARDO: Very similar. Almost
15 identical.

16 MR. CARDON: They're almost identical,
17 yes.

18 MR. SARDO: 9-feet-high-by-8-feet-wide.

19 MS. SILBER: So it's almost a shame
20 that the buildings not turned to --

21 MR. SARDO: Right.

22 MS. SILBER: You know --

23 MR. CARDON: If they --

24 MR. SARDO: We wish we could access it

1 from 896, but we can't.

2 MR. CARDON: Yeah. If they didn't take
3 all that road front from us, we (cross talk) --

4 MR. SARDO: It's right there. It's
5 right on the blacktop.

6 MS. SILBER: Well, it's almost as if
7 your eventual intent is to have the east façade sort
8 of the -- you want the west façade to look a little
9 bit like the east façade (cross talk) --

10 MR. SARDO: Absolutely.

11 MS. SILBER: -- flip the facades
12 around.

13 MR. SARDO: Exactly.

14 MR. CARDON: We -- we did as close as
15 we could, but we still need a man door to get in
16 there.

17 MR. SARDO: Yeah.

18 MS. SILBER: Exactly. So --

19 MR. SARDO: Yeah. The sketch that I
20 did shows the size of the new door which will be wood
21 barn doors, a man door, four windows, and the board
22 and batten siding.

23 MS. SILBER: Right. So --

24 MR. SARDO: That's (cross talk) --

1 MS. SILBER: -- has this --

2 MR. SARDO: The west side is kind of
3 the key to this, but Preston is really agreeable to
4 making the street side as historically correct as
5 feasibly possible.

6 MS. SILBER: I understand.

7 MR. SARDO: Yeah.

8 MS. SILBER: Has there been any, you
9 know, exploration -- I don't know if this is feasible
10 pending the guidelines -- of, you know, removing the
11 barn doors on the -- the 896 side and then using them
12 on the west side which is --

13 MR. SARDO: Probably not useable at
14 this stage. Well, I -- they're pretty bad.

15 MR. CARDON: They've been -- they've
16 been replaced over the years --

17 MR. SARDO: Yeah.

18 MR. CARDON: -- and they're not the
19 original ones anyway so we --

20 MS. SILBER: Okay.

21 MR. CARDON: -- pretty much mocked the
22 same size up from the east side to the west side.

23 MR. SARDO: Yeah.

24 MR. CARDON: So we were just going to

1 hold them in place, seal them, make them look like
2 they're functional doors but pretty much be (cross
3 talk) --

4 MR. SARDO: To open and close them on a
5 daily basis probably isn't reasonable.

6 MS. SILBER: So -- so you can point out
7 that these are the original doors, they just don't
8 work anymore is what you're --

9 MR. CARDON: Correct.

10 MR. SARDO: And they're probably not
11 original.

12 MR. CARDON: Correct.

13 MR. SARDO: They're probably a 70s
14 rendition of what might have been there.

15 MR. CARDON: Yeah.

16 MS. SILBER: Older doors.

17 MR. SARDO: We know that, yeah.

18 MS. SILBER: Okay. Thank you so much.
19 That --

20 MR. CARDON: Thank you.

21 MR. DAVIS: All right. Thank you.
22 Let's -- let's make one last call for public comment.

23 MS. HATCH: I'm not seeing any --

24 MR. DAVIS: Okay.

1 MS. HATCH: -- hands raised. Is that
2 right?

3 MR. DAVIS: Okay. Great. Thank you.

4 MR. SARDO: You're welcome.

5 MR. CARDON: So what else do you need
6 from us or anything --

7 MR. SARDO: Anything else from us or we
8 just wait to hear back?

9 MR. DAVIS: Just -- just we're looking
10 for the spec sheet on the siding.

11 MR. SARDO: Okay. Yeah.

12 MR. DAVIS: If you could submit that --

13 MR. SARDO: I can.

14 MR. DAVIS: -- I think that was one of
15 the requests. And then Betsy will follow up with you
16 on any -- anything else.

17 MR. SARDO: Very good. All right.
18 Well, thank you all for your time. We really
19 appreciate it.

20 MR. CARDON: Yeah. Thank you.

21 MR. BROOK: Thank you.

22 MR. DAVIS: Thank you.

23 MS. HATCH: Thank you.

24 MR. CARDON: Have a good evening.

1 Thanks again.

2 MR. DAVIS: Thanks.

3 MS. HATCH: All right.

4 MR. DAVIS: We're onto new business and
5 we have none.

6 MS. HATCH: There's none. There is
7 none. Next month.

8 MR. DAVIS: Right. So next is the
9 report of the preservation planner.

10 MS. HATCH: Yeah. All right. Let's
11 see here, I've got -- so I will be forwarding to the
12 Board -- just a heads up -- that the Parks Department
13 did contract -- did contract and have a Phase I
14 archeological study done of the Jester House so I will
15 be forwarding that report to the Board just for your
16 records based on the recommendation that they had made
17 a couple months' back.

18 And then work has not begun on the
19 actual structure. And that work is being carried out
20 by the -- the resident curator so it's kind of two
21 different moving parts. But I will forward the -- the
22 parking lot report to the -- to the Board.

23 And then our next hearing is September
24 1st at 5:00 p.m. That's all I have for you tonight.

1 MR. DAVIS: Great. Okay. Thank you.
2 I don't -- I don't know if anyone is left from the
3 public, but we'll make a call for general comments.

4 MS. HATCH: Sure. I'm -- I'm not
5 seeing any hands raised.

6 MR. DAVIS: Okay.

7 MS. HATCH: All right.

8 MR. DAVIS: Great. No public comment,
9 then. So I guess next is a motion to adjourn.

10 MS. ANDERSON: I move we adjourn.

11 UNKNOWN MALE: Move to adjourn.

12 MS. SILBER: I second.

13 MS. HATCH: All right.

14 MR. DAVIS: All in favor?

15 (A chorus of ayes.)

16 MR. DAVIS: I'm going to assume that
17 motion carries.

18 MS. HATCH: It did unanimous.

19 MR. DAVIS: Okay. Thank you, everyone.

20 MS. HATCH: All right. Thank you so
21 much, everyone.

22 (Whereupon, this hearing concluded.)

23 (Recording ends.)

24

C E R T I F I C A T I O N

I, Lisa Beauchamp, certify that the foregoing is
a true and accurate transcript from the official
electronic sound recording.



Lisa Beauchamp

Approved Transcriber

Dated: September 10, 2020

&	5	acre 17:11	42:20,24 43:2,6,11
& 9:24	5 3:4 7:11	actively 30:18	43:18 44:1,6,12,15
1	5:00 62:24	actual 62:19	44:21 45:5 46:7
1.6 17:11 10 40:5 64:11 11 27:12 11-026.00-043. 27:9 12 7:6 13-007.00-078 7:1 15 5:11 16 54:13 1795 27:11 18 1:7 4:2 18266 64:6 1856 7:5 1st 62:24	5:03 1:8 4:4	adaptive 7:3 17:11	46:21 47:7,15,18
	6	add 17:8 18:6	48:5,11,16,22,24
	6 3:6	20:13,20 43:19	52:16,18,19 53:19
	60/40 33:7,18	added 14:7 41:8	53:22,24 54:9,17
	62 3:8,9	adding 23:21	55:3,5,8 56:2,6,22
	63 3:10	addition 24:7	63:10
	7	additional 7:18	answer 6:3 14:21
	70/30 33:7	11:18 12:8,14,23	22:2 38:17
	70s 60:13	13:7 14:6 16:18	anymore 54:19
	8	28:2	60:8
	8 43:17 46:14	address 6:8 9:12	anyway 42:8
	57:18	15:17 24:14 25:1	59:19
	80s 50:7	25:7	apart 39:18
	85 50:14	addressed 14:15	apex 25:18
	896 32:8,9 36:23	adjacent 16:1,19	app 3:6,7
	41:4,5 43:11,17	18:23	appearances 2:1
	44:24 45:8,13	adjourn 63:9,10	appeared 11:2
	50:1,17 53:7,16,17	63:11	applicable 19:16
	57:13 58:1 59:11	adjustment 10:22	applicant 5:12 6:2
	9	adopted 8:3,19 9:9	6:3 8:5 9:10 10:1
	9 46:14 57:18	9:10	14:1 28:7,13,19,20
	a	affect 5:6	applicant's 6:11
	able 8:12 12:12	affiliation 6:8	9:7
	41:8	afternoon 9:19,23	applicants 26:16
	absent 4:17,20	agenda 4:23 5:9	52:6,13 54:20
	absolutely 22:9	6:19	55:9
	40:20 52:4 58:10	agree 11:13	application 5:5,10
	access 25:7 32:5,6	agreeable 59:3	6:22 7:24 10:7
	32:21,23 41:8,10	ahead 36:7 42:21	13:5 14:5 27:5,16
	45:1,4,18 46:3,5	49:20 56:9	28:8 56:13
	46:13 51:4,10	aia 2:9	applied 11:24
	53:7,8,15 57:24	allowed 41:17	54:14
	accurate 64:3	amend 33:1	apply 47:2,10
	acquire 38:16 42:6	american 16:13	appreciate 19:19
	46:23	anderson 2:9 4:16	21:3 22:19 61:19
		9:15,16 18:16	appreciated 11:17
		22:17,18 24:16,22	22:23
		25:24 26:3,7	

<p>appreciates 14:6 appreciative 14:11 appropriate 12:4 20:16 21:5 35:9 35:21 approval 7:12,13 8:3 12:21 30:8 31:3 approved 27:23 37:6 64:9 ar 23:10,13 arborvitae 16:10 archeological 7:20 8:17 11:5 12:24 14:23 15:12,18 18:20,21 20:21 62:14 archeologist 7:22 12:20 13:19 archeology 18:19 architect 10:8 area 12:3 13:9 14:7,14,14 16:20 17:1,3,14 18:22 24:20 areas 7:21 23:24 arnstein 9:24 asked 6:10 asking 23:8 35:17 35:17 38:18 associated 7:3 assume 63:16 assure 22:11 attention 11:20 audience 6:9 august 1:7 4:2 authority 37:9 automotive 51:21 avenue 27:6,7,8 awaiting 12:1</p>	<p>aware 8:15 11:7,9 11:9 19:20,23 ayes 63:15 azaleas 16:20</p> <p style="text-align: center;">b</p> <p>back 10:4,18 15:18 16:10 19:22 20:16 21:7 22:13 23:20 32:20 40:19 41:24 44:24 48:1 49:8 50:7 53:8,9 56:15 61:8 62:17 background 7:8 27:14 30:13 bad 59:14 baker 10:11 barbara 2:7 barn 27:10,15,19 27:22,23 30:4,13 30:19 31:4 32:20 32:23 33:22 35:17 36:14 39:1,2 41:9 41:20 42:14 43:20 44:13,20 45:17 46:12,14,17 49:11 49:16 50:2,24 54:15 57:8 58:21 59:11 barns 54:8 based 28:10 54:2 62:16 basically 19:2 30:17 35:17 41:15 54:7 55:11 basis 60:5 batten 28:18 31:5 32:1 33:22 35:18 36:14,21,24 37:20 37:21 41:19 45:8 54:7 55:12,22 56:3,11 58:22</p>	<p>battens 33:22 54:11 55:24 56:15 bd 2:9 bear 29:2,14 beauchamp 1:23 64:2,8 beautiful 17:18 begun 37:10 62:18 believe 12:11 23:19 24:10 25:5 best 9:11 25:7 28:13 betsy 2:12 4:5 10:23 12:19 30:2 34:11 61:15 bills 31:23 bin 12:3 bit 12:11 19:3 35:7 58:9 black 47:9,11 blacktop 43:17 58:5 block 16:21 board 1:5 2:2 4:3 5:3,12,22 6:13,14 7:7,11,12,17 8:1,2 8:2,4,8,14,14,24 9:1,9,12 10:4,17 10:20,20,21 11:2 11:13 13:4,17,20 13:24 14:20 15:19 17:9 19:20 20:14 20:17 22:10 27:13 27:17 28:8,9,11,18 28:24 29:23 30:14 31:5 32:1 33:18 33:21,21 35:18 36:14,20,23 37:20 41:19 45:7 52:13 54:7 55:12 56:3 58:21 62:12,15,22</p>	<p>board's 15:1 boarded 55:21 boarding 56:15 boards 56:11 border 13:21 bordering 17:23 17:23 22:22 bottom 41:9 boundary 25:23 boyds 7:1 break 38:11 39:16 brick 34:14 bridge 6:23,24 brief 5:18 10:2 briefly 15:23 brook 2:4 4:6,7 18:16 21:22,23 22:16 26:9,11,13 35:5,6,19,24 36:5 36:8,17 37:8,12,14 48:19 61:21 brooks 27:11 50:10,11,14 brought 11:20 buffer 7:19 16:5,6 16:16,19 17:5 23:21 24:7,7 buffering 7:19 16:23,24 buffers 17:4 24:1 building 27:9,20 30:22 31:19 33:9 34:4 35:1,10 36:13 37:6,19,22 38:1 45:2 46:3,4,9 46:13 47:2 49:7 50:6,21 51:8 53:8 53:9 56:16 buildings 57:20 built 47:22</p>
---	--	---	--

business 3:5,8 6:16,19 32:9 62:4	carol 2:17 10:9 25:5,9,12,17	close 6:4 41:21 58:14 60:4	concluded 63:22
c	carol's 25:11	closed 27:21 34:10 34:15,24 41:17	conclusion 5:13
c 2:9 4:1 16:6 64:1 64:1	carried 62:19	code 8:7 17:3,13	condition 8:18,19 9:12 13:1,6,18 14:23 19:22 20:17 20:19 21:6,9
caliber 23:9	carries 63:17	combination 16:10	conditional 7:13
call 3:3 4:4,5 60:22 63:3	castle 1:2 4:3 5:2 10:21 28:15 52:8	come 6:6 20:16 40:19 41:24	conditions 7:15 8:3 9:9,10 10:24 12:18
called 16:5	catch 23:17	comes 23:14	conducted 5:2
campfires 31:16	caused 33:11	commenced 27:21	confirm 26:4 37:18
candidly 11:1,7 12:13	cement 54:2	comment 3:10 6:4 15:14 26:23 54:24 60:22 63:8	confused 35:7
canopy 16:7,8,17 23:9	center 53:13	comments 5:18 6:9,9,15 24:12 63:3	confusion 34:9 41:16
cardon 2:19 29:10 29:16 31:14,18 32:8,11,15,20 33:6 33:23 34:3,7,20,23 36:3,6,11,19 37:4 37:11,15 38:4,12 39:4,6,9,12,20 40:1,4,8,10,21,24 41:2,7,12 42:1,5 42:11,19,21 43:4 43:10,14,19,22 44:5,11,17,22 45:12,20,23 46:2 46:11,16,20,22 47:4,12,14,16,21 48:6,15,17,20,23 49:1,6,15,20,23 50:5,13,23 51:3,7 51:11,14,16,20 53:1,6,13,21 54:4 54:6,12 55:11,16 55:18,23 56:5,8,17 56:19 57:1,16,23 58:2,14 59:15,18 59:21,24 60:9,12 60:15,20 61:5,20 61:24	certain 12:13 21:24	commercial 39:4,5 39:7,10,12,23 51:8 51:9,17	connection 11:12 12:18
	certainly 12:1 13:14 14:22 20:23	common 17:24	cons 21:18
	certify 64:2	communicated 14:5	consider 13:18 17:10
	cetera 14:9	communications 28:6	consideration 7:17 8:14 21:11 52:13
	cha 2:8	compact 12:3	consistent 22:12
	chair 2:3 15:11	company 39:16	constructed 7:5
	change 23:15	compatible 22:4	construction 18:13
	changed 21:16 44:23	compile 5:4	context 18:7
	changes 45:7,24	complete 8:20 31:3 35:10	continue 10:14 33:1 36:23 37:9 41:19,21
	character 22:12	completed 7:16,20 27:20	contract 62:13,13
	cherry 16:12	completely 13:13 41:16 43:14	contractor 11:22 11:23 25:20 38:19
	choose 6:3	compliance 17:6	contributing 11:15,15 19:9
	chorus 63:15	concern 14:15 33:12	conversation 12:23 14:22 43:7
	circa 7:5 27:11	concerns 13:6 14:2 16:2	conversion 17:15
	circle 15:18		converts 17:10
	circled 56:3		
	civil 10:9		
	clarification 9:11 52:3		
	clarify 18:19 52:11		
	clean 31:19,20 42:15 48:8		
	client 10:10 11:8 11:22 14:11		
	client's 13:13 20:4		

<p>cops 38:9 corner 7:1 14:3,4 16:5 23:21 correct 18:10 24:24 26:4 37:12 37:22,23 43:13 45:10 50:6,16 51:6 53:1 59:4 60:9,12 costs 20:9 council 7:6 8:2,3 9:8 10:22 13:3 27:12 count 26:4 county 1:2 4:3 5:2 8:2,3 9:8 10:21 28:16 30:2 52:9 county's 5:6 couple 20:7 40:12 62:17 course 10:10,19 11:9 13:10 14:13 21:17 24:11 coverage 10:3 covid 40:4 cr 27:11 create 33:22 crews 39:17 cross 21:19 26:2 31:15 36:16 41:24 42:1 44:4,14 53:17 55:12,22 56:5 58:3,9,24 60:2 cultural 28:16 curator 62:20 current 28:17 currently 4:16 30:11 31:6 57:12</p>	<p style="text-align: center;">d</p> <hr/> <p>d 3:1 4:1 daily 60:5 damage 8:11 12:9 12:11 14:11 dated 64:11 dave 10:11 29:3,9 david 2:18 29:3 davis 2:3 4:2,17,18 4:21,23 6:18 9:18 9:21 15:7,9,15 18:15,17 19:17 21:22 22:17 25:11 25:16 26:9,12,15 26:19,22 27:2 29:11,13,21 33:3 34:17 35:5 37:16 42:18,20,22 43:1 51:24 52:1,4,15,18 54:19,23 55:3,7 56:24 57:2,6 60:21,24 61:3,9,12 61:14,22 62:2,4,8 63:1,6,8,14,16,19 day 29:18 49:8 deals 25:20 debate 6:1 decay 30:23 33:20 decaying 42:16 decide 40:15 decided 33:20 decisions 6:12 deferred 28:12 definitely 21:10 delaware 1:1 demolished 8:20 9:6 13:11 demolishing 11:12 demolition 7:21 11:11,21 30:23 42:16</p>	<p>demonstrate 28:24 demonstrates 9:2 department 1:4 14:6 24:12 27:23 27:24 28:7,9,12,15 28:20 62:12 deposits 19:5,6 describe 15:23 description 54:16 design 28:16 52:9 designated 23:4 23:10 designs 10:9 detail 11:14 details 28:18,24 determined 20:15 development 8:7 difference 52:12 different 24:10 33:8 44:8 62:21 discussed 16:1 discussion 15:12 22:1 35:11,21 discussions 28:10 district 7:6 27:12 32:10 disturbance 7:21 disturbed 13:10 diversified 25:18 documents 22:7 doing 29:20 42:6 dollars 20:2,5 don't 25:4 38:4 door 32:21,23,23 36:22 41:8,9 43:20 44:13,15,16 44:18,20,20 45:9 45:10,17 46:5,11 46:12,12,17 48:7 49:17,24 50:3,8,20</p>	<p>50:24 51:8 53:3 53:14,15 58:15,20 58:21 doors 32:3,16,18 40:16 41:20 43:19 46:8,14,23 47:5 49:18,22,23 50:24 57:8,8 58:21 59:11 60:2,7,16 downspouts 31:6 37:3 41:19 downstairs 50:3 draw 51:2 drawing 23:1 47:9 51:3 drawings 26:5 32:4 43:9 driven 33:13 due 8:9</p> <hr/> <p style="text-align: center;">e</p> <hr/> <p>e 3:1 4:1,1 14:5 23:3 64:1 earlier 8:18 27:24 east 6:24 32:11 45:13 49:14,16 58:7,9 59:22 easy 21:12,13 economical 21:14 efficient 5:7 electrical 25:19 electronic 64:4 element 19:9 elevation 32:3 53:20 eliason 7:4 10:1 ellen 2:16 10:8 14:8,19 15:2,4,23 18:3 empty 38:8 encouraged 5:18 52:9</p>
---	--	--	--

<p>ended 30:4 endorsed 14:4 endorsement 13:4 ends 63:23 endure 8:11 energy 30:5 engine 51:22 engineer 10:9 40:7 40:11 engineering 25:18 40:1 enter 21:24 50:1 entire 17:4 37:22 envision 19:20 erected 22:14 esquire 2:4,6,15 established 5:8 estimate 17:17 et 14:9 evaluate 6:14 19:11 21:17 evening 10:7 12:18 27:5 61:24 eventual 58:7 eventually 31:8 40:14 57:8 evergreen 14:9 16:9,14,18 23:20 24:6 everybody 11:16 29:12 ewing 9:24 exact 47:22,24 49:10,11 53:21 exactly 19:7 41:13 58:13,18 examine 18:24 example 8:23 excavated 13:9 excavation 19:2</p>	<p>exceed 5:11 excuse 31:8 exhaustive 20:11 existing 16:7 18:9 47:23 49:6,18 expected 13:8 expecting 39:1,2 expense 12:8 13:7 13:19 explain 10:7 exploration 59:9 exposed 18:23 19:14 33:19 extensive 13:21,22 17:13 20:3,10 exterior 30:9,10 30:12 52:7 54:15 external 31:4 extremely 13:3 14:11 17:22</p>	<p>feet 6:24 39:18 57:18,18 fell 40:5 field 30:1 figure 28:13 42:7 46:8,24 48:2 final 24:13 find 23:11 38:5,6 48:2 findings 13:8 fine 40:21 finished 30:24 finishes 30:9,12 31:4 fire 31:18 firm 40:2 first 6:16,22 8:22 11:1,2 15:17 22:18 29:19 33:10 49:3,17 56:10,10 fit 18:3 42:10,12 47:2 five 5:21 49:16 flag 34:23 flip 58:11 floor 49:3,17 53:5 56:10 flower 16:15 fluted 37:5 focus 5:19 focusing 30:5 folks 20:3 30:2 follow 35:12 43:7 47:24 61:15 following 5:8,9,15 7:14 11:21 12:24 footprint 18:22 foregoing 64:2 forgot 57:4 forth 7:23 21:19 35:20</p>	<p>forward 6:6 8:12 8:21 34:4 48:3 62:21 forwarded 8:16 28:7 forwarding 62:11 62:15 found 9:8 four 23:12 24:19 24:23 25:21 31:21 44:12 49:4,9 50:20 53:3,10 55:14,20 58:21 frame 33:14 47:11 47:11 56:7 frames 47:22 framing 33:17 36:21 friday 48:14 front 14:19 58:3 frontage 44:23 functional 32:16 41:5 43:15 45:14 50:16 53:23 60:2 functioning 45:10 further 26:15 future 38:2</p>
	<p style="text-align: center;">f</p> <p>f 64:1 facades 58:11 facing 32:3 36:22 41:20 49:2 fact 10:23 factor 11:15 factors 17:9 21:18 fairly 16:16 false 37:20 47:16 familiar 35:15 family 50:11,14 far 23:23 29:20 faux 28:18 37:20 favor 5:16 63:14 façade 57:9 58:7,8 58:9 feasible 31:20 59:9 feasibly 59:5 feeling 23:7</p>		<p style="text-align: center;">g</p> <p>g 4:1 gain 31:3,11 32:5 gap 35:2 garage 32:21 44:19 46:5,12 48:7 50:8 53:15 garages 16:20 gc 38:19 general 5:17 23:6 63:3 gentlemen 35:6 georges 7:2</p>

<p>give 7:7 10:5 17:16 20:18 25:7 27:13 given 25:21 gladly 38:14 glasgow 27:6,7,7 go 7:8 8:24 26:14 28:4,21 36:7 42:21 43:1 49:20 50:19 54:1 57:9 goal 18:19,24 goals 29:1 going 9:11 16:22 17:18,19 20:9 22:3,20 24:19 35:14 40:16,18 41:13 42:8 47:10 49:3,5 51:7 52:24 53:24 54:1 59:24 63:16 good 9:19,23 11:17 20:1 38:3 61:17,24 google 27:14 gotten 34:16 grange 49:7 graphic 44:2,7 great 4:21 6:18 26:19 29:11 61:3 63:1,8 groove 55:17 grow 16:12 growing 16:8 guess 23:11,15 32:24 33:11 63:9 guidelines 28:16 35:12,20 52:9 59:10 gutters 31:6 37:2,5 41:3,18 48:8 guys 25:17 41:24 55:24</p>	<p style="text-align: center;">h</p> <p>half 37:3,5 54:11 hand 12:2 14:4 15:8 16:4 42:23 52:17 57:3 hands 18:16 26:18 26:24 27:3 54:21 55:2 61:1 63:5 hard 56:8,8 hardship 19:21 hatch 2:12 4:6,8 4:10,12,14,16,19 4:22 5:1 6:21 9:17 15:3,7,11 18:15 25:9 26:17,20,24 27:4 29:6,8 51:24 52:2,5,16 54:21 55:1 60:23 61:1 61:23 62:3,6,10 63:4,7,13,18,20 headed 30:16 headlights 16:21 heads 25:22 62:12 hear 9:20 15:3 25:14 29:8 43:3 48:20,21,24 61:8 heard 5:21 hearing 1:6 4:4 5:2,7 6:11,13 11:3 11:3,21 12:24 14:1,24 62:23 63:22 hearings 5:3 heavily 17:12,19 24:5 hedge 16:20 held 6:16 hello 9:15 15:2 29:5,12 43:2 52:19</p>	<p>help 16:21 20:18 31:22 hey 15:3 hi 9:18 15:5,10 25:17 high 33:12 57:18 highway 27:8 hired 25:6 historic 1:5 4:3 5:3 5:19 6:13 7:2,5,11 7:12,17 8:4,8 10:14,17,20 11:16 13:4 17:15 20:24 22:5,12 27:10,11 27:16 28:8,9,11,16 47:6 52:10 historical 18:7 historically 18:10 35:9 59:4 history 5:6 hit 40:4 hold 5:22 15:13 60:1 hole 19:14 hollies 14:9 16:10 16:12,13,13 23:17 23:19 homeless 31:15 hope 10:2,3 hopefully 10:13 11:24 horizontal 33:19 horticulture 18:12 house 7:4 10:1 22:13 27:11,19,20 30:5,9 31:1 32:3 34:10,11,12,24 35:3 38:22 39:16 40:12 42:14 51:19 54:15 62:14</p>	<p>housekeeping 24:14 hrb 8:18 30:8 56:14 huh 4:22 34:17 43:10 44:21 54:18 57:1 hundred 7:2 20:4 27:8</p> <p style="text-align: center;">i</p> <p>idea 17:16 24:2 ideal 39:15 40:13 identical 57:15,16 ii 2:12 immediately 11:23 impacts 8:13 impetus 20:23 important 10:4 imposed 12:19 19:21 20:17 inch 23:8 54:11,11 inches 54:13 include 17:2 included 27:18 incorporates 16:17 incur 13:19 independently 29:19 indicating 23:9 indicative 18:6 indicators 47:10 information 5:4 6:14 initial 8:16 initially 20:17 innocent 13:13 ins 38:11 installed 24:20 intact 43:14,22</p>
--	--	---	--

<p>intend 35:12 intended 38:1,5 intent 28:24 36:11 37:22 52:24 58:7 interior 7:23 42:15 52:8 intersection 27:7 intrusive 19:9 investment 20:8 invited 5:14 involve 19:23 involved 13:7 io 23:10 ios 23:14 isaias 12:10 issue 11:3 14:23 22:3 issued 28:1 30:20 issues 5:19 31:12 31:12 it'd 31:22 it'll 46:16,16,17 item 5:10 27:3,5 items 6:19 15:17 24:14 i'm 63:4</p>	<p style="text-align: center;">k</p> <p>karen 2:9 9:16,18 42:22 key 59:3 kind 8:13 18:7 29:18 30:20 31:11 48:3,3 56:3 59:2 62:20 know 12:13 13:13 14:18 15:11 17:9 17:20 18:8 19:5 19:10,11,12,20 20:2,4,6,8,20 21:15,17,18 22:2 23:2,15 30:15 32:12 35:11 38:18 46:24 47:21 49:17 50:9,9 54:8 57:8 57:22 59:9,9,10 60:17 63:2 knowledge 13:14 known 27:10</p>	<p>lead 34:19 leaks 34:13 lease 40:5 leave 36:24,24 leaving 16:22 leed 2:9 left 17:21 24:5 46:17 49:13,17 50:2,3 53:10 63:2 lehr 9:24 light 9:2 24:23 lighting 9:2 12:17 12:22 14:2 24:18 25:2,8,18,20,22,23 lights 24:19,23 likelihood 19:6 limit 5:23 limited 5:21 line 7:19 9:13 15:16,24 25:10 29:2,3,4 32:13 52:23 lines 7:19 lisa 1:23 64:2,8 listed 7:4 literally 32:14 43:16 little 19:3 35:7 56:6 58:8 living 31:16 llc 10:1 located 6:23 27:6 location 11:17,19 22:21 23:24 33:13 36:22 locations 24:4 47:6,24 49:10 loft 49:5 look 14:3 19:3,10 21:17 31:20 32:16 33:22 41:4,20</p>	<p>43:12,20 44:19 47:17 49:9,13 50:16 52:20,22 53:2,9 58:8 60:1 looked 27:15 45:14 looking 38:21,24 41:3 43:8 47:8,9 47:16 61:9 looks 6:18 lost 14:12 48:9 lot 17:5,6 19:24 20:20 35:7 62:22 lots 24:1</p>
j	l	<p>lines 7:19 lisa 1:23 64:2,8 listed 7:4 literally 32:14 43:16 little 19:3 35:7 56:6 58:8 living 31:16 llc 10:1 located 6:23 27:6 location 11:17,19 22:21 23:24 33:13 36:22 locations 24:4 47:6,24 49:10 loft 49:5 look 14:3 19:3,10 21:17 31:20 32:16 33:22 41:4,20</p>	m
<p>jester 62:14 job 20:1 john 2:3,4 johns 2:5 4:14,15 15:21,22 18:1,14 37:16,17,24 38:21 38:24 39:7,11,14 39:19,24 40:9,14 40:18,23 41:6,11 41:14 42:4,13 43:8 54:1 july 27:17</p>	<p>l 2:5 laid 12:4 land 1:4 landscape 7:16 8:5 8:12,16,23 10:8 12:16,22 13:20,23 14:3,20 15:6 24:13 landscaping 8:6 15:17,23 17:5,6,18 17:20 22:19 large 16:8 larger 16:13 laurel 16:12 layer 55:14 layout 49:7 52:21</p>	<p>m 23:4 ma 2:7 magnolias 14:9 16:15 mail 14:5 23:3 main 31:1,1 34:10 34:10,12 51:9 maintained 16:6 making 59:4 male 9:22 63:11 man 44:15,18 49:22,23 50:3,20 53:3 58:15,21 marissa 7:8 8:21 28:4,21 market 30:10 32:2 33:2 41:21 marketable 47:17 marketed 30:18 marketing 37:1 massive 14:16 match 46:17 material 18:8 35:7 materials 18:9 28:13,17 34:2 35:9,13,22 36:12</p>	

<p>52:7,10 54:16 matter 15:14 23:8 mba 2:8 mean 23:14 35:14 43:16 meeting 6:16 7:11 7:22 16:1 30:1 31:2 35:8 56:14 meetings 28:10 49:8 meets 8:6 members 5:12 8:8 9:20 13:2 mention 20:9 mentioned 8:18 9:5 10:16,23 12:8 12:19 metal 33:16 middle 24:2 53:4 mimics 44:8 minimum 7:22 minutes 5:12,21 misunderstanding 30:20 mitigation 16:14 23:5,18,22 24:3 mix 33:7,18 36:12 mixed 33:9 mock 28:23 mocked 47:19 55:21 59:21 mockup 31:7 45:13 56:14 mockups 37:1 model 50:7 modifications 12:15 moment 15:11 monitor 18:20 monitoring 7:20 8:20 11:5 12:20</p>	<p>18:20 month 6:17 62:7 months 62:17 motion 63:9,17 move 27:3 48:3 54:24 63:10,11 moved 34:3 moving 62:21 muted 25:11</p> <hr/> <p style="text-align: center;">n</p> <hr/> <p>n 3:1 4:1 64:1 name 6:7 national 7:4 natural 21:8 30:23 nature 18:11 19:4 30:23 nc10 27:11 nc21 7:5 necessary 12:7 need 32:21 41:7 45:15 48:6,7 51:8 58:15 61:5 needed 10:20 11:18 47:5 needs 5:24 42:7 46:24 48:3 neglect 42:17 neighbor 14:15 neighboring 13:22 never 45:17 51:12 new 1:2 3:8 4:3 5:2 10:21 18:9 28:15 29:16 42:1 47:2 52:8 57:7 58:20 62:4 nice 31:22 41:3 nine 23:8,14 non 45:9 north 6:24 27:7 45:6,20 49:2</p>	<p>note 9:16 13:24 noticed 28:1 number 12:12 13:2 14:12 nutshell 30:17</p> <hr/> <p style="text-align: center;">o</p> <hr/> <p>o 4:1 64:1 objections 15:19 obtain 41:23 obviously 41:8 44:22 offer 5:17 offering 6:9 offices 39:17 official 64:3 oh 15:20 44:6 48:9 ohm 2:17 10:9 25:5,14,17,18 26:2 26:6,8 okay 9:19 10:3 15:9,19 18:1,17 19:17 20:7 24:16 25:17,24 26:12,15 26:19,20 27:2,2 29:7,20 35:5,24 37:17,24 39:11,24 40:23 41:14 42:4 42:13,18 43:1 44:1 47:7,15,18 48:5,16 53:22 54:17,23 55:3,7 56:2,22 57:6 59:20 60:18,24 61:3,11 63:1,6,19 old 3:5 6:19 16:11 32:7,8,9 33:4,4 36:23 43:17,20 44:19 older 60:16 once 19:10 38:6 41:23 42:6,11</p>	<p>53:6,15 ones 23:4 24:10 57:12 59:19 onsite 18:9 open 5:22 14:22 60:4 opening 16:11 opinion 21:2 opportunity 5:20 19:3 opposition 5:17 option 19:13 21:12 options 19:15 order 5:8,15 13:15 28:1 30:20 33:11 34:21 orderly 6:11 organization 6:8 original 33:1 44:9 52:20 53:2,9 54:14 59:19 60:7 60:11 originally 30:3 34:13 38:14 45:14 ornamental 18:12 ouch 40:9 outbuilding 30:24 34:16,19 35:4 38:20 40:13 outside 16:19 overlay 7:2 10:18 17:15 20:24 27:12 owned 50:10,14 owner 16:1 29:10 30:21</p> <hr/> <p style="text-align: center;">p</p> <hr/> <p>p 4:1 p.m. 1:8 62:24 page 3:2 paid 47:22</p>
--	--	---	---

<p>paint 48:7</p> <p>painted 31:5</p> <p>panelist 9:14</p> <p>parcel 7:1 24:2 27:9 39:19,21,22</p> <p>parking 7:3,14,18 11:18 12:4 16:19 16:24 17:6 24:1 24:20 62:22</p> <p>parks 62:12</p> <p>part 13:13 33:23 33:24 50:2,6</p> <p>particularly 13:1</p> <p>partner 10:12 50:9</p> <p>partner's 50:13</p> <p>parts 62:21</p> <p>passage 12:14</p> <p>patel 2:8 4:8,9</p> <p>pay 31:23</p> <p>pe 2:3,5</p> <p>peak 19:13</p> <p>pencader 27:8 49:7</p> <p>pending 59:10</p> <p>people 16:21 19:24 20:1 31:14 31:15,21 38:9</p> <p>perimeter 17:4</p> <p>period 6:4,4 18:12 50:6,16</p> <p>permit 9:7 11:11 11:21,24 13:15 27:9,20 30:3,21 32:5 33:1,24 34:8 34:10 36:13 41:17 41:22 42:1,2,8 47:2 54:14</p> <p>permitted 6:1</p> <p>perry 2:8</p>	<p>person 51:18</p> <p>perspective 21:4</p> <p>ph 2:18,19 7:8</p> <p>phase 46:9 62:13</p> <p>photo 52:20 53:2</p> <p>photos 56:14</p> <p>picture 27:14,14 34:12 43:21 44:19</p> <p>pictures 30:6 31:7 32:22 47:24 48:1 48:12,13 55:19,24</p> <p>pieces 33:8 40:5</p> <p>place 31:20 39:6,9 40:2 51:21,21,22 60:1</p> <p>places 7:5 38:13</p> <p>plan 7:3,14,16,18 8:6,12,16,23 9:2 12:16,17 13:20 14:3,17,20 15:6 16:5 17:2 19:11 24:13,18,23 25:2,5 25:19</p> <p>planned 11:19 22:10</p> <p>planner 2:12,12 3:9 62:9</p> <p>planning 8:2,2 9:9 10:20 24:12</p> <p>plans 12:22 14:19 28:19 37:2</p> <p>plant 18:8</p> <p>planted 16:8 24:5</p> <p>plants 16:19 18:10 24:8</p> <p>play 40:5</p> <p>playing 48:11</p> <p>please 4:5</p> <p>pleased 10:6</p> <p>pls 2:5</p>	<p>plus 51:7</p> <p>plywood 55:12,14</p> <p>point 31:2 38:3 60:6</p> <p>pointing 34:14</p> <p>pool 8:20 9:5 11:4 11:6,7,9,12,14 13:1,10,11 18:21 18:23 19:1,7,8,14 21:13</p> <p>pool's 7:21 18:21</p> <p>porches 34:14</p> <p>posed 34:11</p> <p>possibility 11:4</p> <p>possible 10:5 21:5 55:8 59:5</p> <p>possibly 39:17</p> <p>post 25:22</p> <p>posts 25:21</p> <p>potential 18:21 19:11</p> <p>preferably 51:18</p> <p>preference 15:1</p> <p>preparation 35:8</p> <p>prepared 25:5,19</p> <p>present 2:14 4:7,9 4:11,13,15,18,20 14:1</p> <p>presentation 5:11 5:13 9:7 29:22 52:22</p> <p>preservation 2:12 3:9 62:9</p> <p>preserve 20:11</p> <p>preston 2:19 29:9 33:13 59:3</p> <p>pretty 33:7 43:12 59:14,21 60:2</p> <p>prevent 42:16</p> <p>previous 28:10</p>	<p>previously 27:15</p> <p>primarily 30:10</p> <p>primary 20:23 34:13</p> <p>print 53:10</p> <p>prior 7:17 9:7</p> <p>probably 20:22 59:13 60:5,10,13</p> <p>problem 36:3,14 40:24 42:5</p> <p>procedure 3:4 4:24</p> <p>proceed 8:1 12:6 32:1,2</p> <p>proceeded 10:22</p> <p>process 10:10,13 11:11 20:10 56:13</p> <p>professional 7:22</p> <p>project 20:3</p> <p>projects 5:6</p> <p>promote 9:14 29:2</p> <p>promptly 11:24</p> <p>proper 35:8</p> <p>properties 8:10 13:22 17:14,23 22:22</p> <p>property 9:3 10:12,15,18 11:16 12:2,10 15:24 17:10,11,21 20:11 21:1,16 25:23 27:10 29:10 30:3 30:11,18 32:12 33:2 36:22 41:10 45:1 47:17 51:4,5 53:7,15</p> <p>property's 19:4</p> <p>proposed 5:5 7:13 7:14 15:24 28:17</p> <p>proposing 52:6,6 52:14</p>
---	--	--	--

<p>pros 21:18 protection 17:3 20:24 protective 17:22 provide 24:6 52:2 provided 8:7,23 9:1 22:4 24:10 28:2,20 30:6 44:3 44:8 public 1:6 3:10 4:3 5:2,14 6:10,15 26:22 27:1 54:24 55:2 60:22 63:3,8 pulaski 27:8 pull 45:19 46:4 pulled 25:3 30:3 purpose 5:3 31:24 purview 22:9 push 19:22 put 13:10 28:23 31:10 32:3 34:12 37:5 38:7,14,15 40:16 41:18 45:7 45:16 46:22 47:4 48:7,8 49:21 50:1 50:3,20,24 53:15 54:15 55:23 56:9 56:11 57:7 putting 36:4,15 37:19,21 46:8</p>	<p>quite 12:11</p> <hr/> <p style="text-align: center;">r</p> <hr/> <p>r 4:1 64:1 rafael 2:6 raised 11:4 15:8 18:16 22:1,3 26:18 27:1,3 42:23 52:17 54:22 57:3 61:1 63:5 raising 55:2 random 6:9 read 4:24 33:24 reading 5:9 26:5 ready 12:4 29:22 real 13:8 41:20 54:16 really 10:3 14:16 18:3,24 19:23 20:12,12,20 21:3 23:7,11 32:6 33:15 59:3 61:18 reasonable 60:5 rebuttal 6:3 recall 11:1 received 6:15 24:12 receiving 10:17 recognized 6:10 recommendation 10:19 62:16 recommendations 6:12 recommended 7:12 8:4 reconsider 20:15 21:9 record 5:4,22 recordation 7:18 recorded 6:5 recording 63:23 64:4</p>	<p>records 51:23 62:16 red 27:14 34:20,23 44:19 48:1 reevaluate 24:9 referred 28:9,12 reflects 14:17 reforestation 17:2 regard 15:12 18:18 19:12 regarding 5:5 35:21 regards 8:17 24:17 register 7:4 rehab 20:3 reissue 42:8 reiterate 13:12 relatively 10:2 relevant 5:4 relied 11:22 relief 20:19 21:6 remain 35:18 45:21 remaining 33:19 remarks 5:19 remember 50:7 remote 11:3 removal 11:6 13:18 19:1 23:23 removed 11:8,10 13:2 14:12 16:11 removing 59:10 renderings 30:14 rendition 60:14 renovate 27:10 54:14 rent 39:12 rentable 31:21 rented 40:15</p>	<p>rents 51:19 repair 51:21,21,22 replaced 59:16 report 3:9 62:9,15 62:22 represent 47:8 representatives 5:10 requests 61:15 required 11:12,22 13:15 17:3,16,21 24:3,11 requirement 23:24 requirements 8:6 38:6 requires 13:22 14:17 17:13 resident 39:2 62:20 residential 7:19 17:14,21 22:22 51:13 residentially 39:13 resource 17:3 resources 5:6 28:17 respect 6:11 21:2 respond 10:8 result 13:8,21 return 14:24 reuse 7:3 17:11 review 1:5 4:3 5:3 6:13 7:11,12,17 8:4,8 10:20 13:4 13:20 27:16 28:8 28:9,11 reviewing 22:20 revised 8:13 19:11</p>
<p style="text-align: center;">q</p> <p>quantities 24:9 question 14:21 21:24 23:7 24:17 26:10 38:1,17 55:4,6 57:5 questions 6:2 10:8 15:6,20 26:16 29:22 54:19 quick 15:14 19:1 21:13</p>			

<p>revision 56:13 rezoned 10:13 rezoning 7:2,13 8:1 rhododendrons 16:12 right 4:19 5:1 6:11 14:4 16:4 20:12 21:12 27:4 32:12 34:7 35:1 37:7,14 38:7,15 39:14 40:8 41:5,6,11 43:18 44:1 46:9 46:18 47:4 49:18 49:24 50:4,17 52:15 53:11 57:21 58:4,5,23 60:21 61:2,17 62:3,8,10 63:7,13,20 road 6:23,24 7:1 32:14 50:18 58:3 roll 3:3 4:4,5 rolled 34:7 35:1 roof 33:16 34:13 36:21 37:2 roofer 38:19 room 24:4 rough 54:10 roughly 57:11 round 14:8,16 17:19 37:3,5 row 16:8 32:10 rpa 2:7 rule 3:4 rules 4:24 5:8 rundown 33:15</p>	<p>29:24 31:16,24 32:9,14,18,24 33:10 34:2,6,9,18 34:21 35:2,16,23 36:2,10,20 37:7,13 37:23 38:3,11,17 38:23 39:5,8,15,22 40:3,7,11,17,20 41:1,15 42:2,10,14 43:5,16,21 44:4,10 44:14 45:3,11,19 45:22 46:1,14,19 47:1,13,19 48:10 48:13,21 49:5,14 49:19,22 50:4,11 50:22 51:1,5,9,12 51:15,18 53:5,12 53:17,20,23 54:5 54:10,13,18 55:14 55:17,21 56:12,18 56:21 57:10,14,18 57:21,24 58:4,10 58:13,17,19,24 59:2,7,13,17,23 60:4,10,13,17 61:4 61:7,11,13,17 saul 9:24 save 12:10,12 sawn 54:10 saying 30:1 41:18 44:9 47:10 says 56:3 scope 27:18,22 screen 17:19 screening 13:23 14:2,7,9,13,16 17:14 screwed 32:18 se 19:7 seal 60:1</p>	<p>second 12:20 33:24 50:2 53:5 63:12 secretary 7:23 52:8 secure 30:22 34:4 50:22 secured 11:23 security 31:11,12 see 6:22 7:10 19:12 22:7,9,15 31:7 32:4 33:16 47:23 50:20 55:1 56:9,11 57:2 62:11 seeing 26:17,24 54:21 60:23 63:5 seeking 9:11 send 55:9,18 56:19 sense 46:6 sensitive 16:23 22:21 sent 23:1 32:22 55:19 september 62:23 64:11 seriously 18:5 set 7:23 35:20 49:2 53:14 shade 16:9 shame 57:19 share 17:23 shed 16:11 sheet 55:14 61:10 shop 38:20 39:3,17 40:12 51:13,15 shored 36:21 shoring 33:14 shortcut 19:2 shoulder 43:17</p>	<p>show 25:22 30:15 38:14 51:5 showing 44:3 shown 24:22 25:21 shows 4:19 58:20 shrubs 16:9 22:20 shut 32:19 side 6:24 27:6 32:11,21 41:4,7,12 41:21 43:11 44:2 44:7 45:1,3,6,6,8 45:13,13,21 46:2 46:12,19,21 49:2,9 49:14,16 50:15,19 52:21 53:2 55:20 57:13 59:2,4,11,12 59:22,22 siding 28:18 31:5 32:2 33:4,4,8,19 35:18 36:21,24 37:19 41:20 45:8 54:1,2 55:9,22 58:22 61:10 signage 22:3,10,14 signature 64:6 significance 20:22 significant 8:11 12:8,9 13:8 14:10 17:9 silber 2:7 4:10,11 15:7,9,10 18:15,17 18:18 21:10 57:2 57:4,7,11,19,22 58:6,11,18,23 59:1 59:6,8,20 60:6,16 60:18 63:12 silber's 21:2 similar 18:8,11 57:14 simultaneously 30:4</p>
<p>s</p>			
<p>s 3:6 4:1 6:23 safely 46:3 sardo 2:18 29:3,5 29:7,9,9,12,14,17</p>			

<p>sir 22:8 33:6 sit 48:8 site 8:11 12:7 20:20 23:23 30:1 42:16 sitework 20:6 sitting 38:8 50:8 situation 19:16 six 4:19 size 47:22 57:12 58:20 59:22 sizes 48:1 49:11 sketch 58:19 slide 7:9 28:5,22 46:17 slider 49:16 slides 8:22 30:15 slightly 44:8 small 51:22 smaller 57:13 sneak 19:13 soft 20:9 somebody 33:13 38:12 51:15 somebody's 20:11 soon 10:4 sorry 26:11 36:7 42:21 44:6 sort 19:1 58:7 sound 64:4 sounds 37:18 south 45:6,21 49:9 55:20 space 24:5 speak 5:15,16,16 47:20 speaker 5:22 speakers 5:18,21 6:1,6 spec 55:9 61:10</p>	<p>special 10:15 species 18:6 23:20 24:6 specifications 25:21 specimen 23:22 specs 56:19 spend 17:17 spending 20:4 spoke 13:2 54:1 squatters 33:20 34:5 squatting 31:12 st 7:1 stabilized 12:3 stabler 2:15 9:13 9:19,23,24 17:8 18:2 19:18 21:20 21:23 22:8 25:4 25:12,15 26:21 staff 2:11 52:3 stage 59:14 stairs 49:3,5 standards 7:22 52:8 stands 30:6 48:14 start 4:4 29:24 31:3 started 34:18 35:3 37:11 44:24 starting 33:14 state 1:1 6:7 stating 43:12 staying 31:15 steps 53:14 steve 2:5 16:3 steward 10:12,14 stood 30:21 stop 28:1 30:19 33:11 34:21</p>	<p>stopped 41:15 storm 8:10 12:10 straightened 33:17 strategies 19:16 stratigraphy 19:5 street 17:4,5 27:15 59:4 structure 20:5 22:5 27:23 28:3 29:1 30:19 31:4 32:12 41:3,13 62:19 study 62:14 subconsultant 25:6 submit 61:12 submittal 5:23 submitted 7:16 8:5 12:16,17 32:4 43:9 subservice 19:4 substantial 14:13 success 10:17 sufficient 5:24 summit 6:23,24 supplement 24:1,1 24:7 support 10:7,16 supportive 13:3 supposed 41:4 sure 4:6 5:1 22:24 26:8 27:4 55:11 63:4 sustained 12:9 14:10 switched 23:18 53:8 sympathetic 13:5 52:10</p>	<p>t t 50:7 64:1,1 t111 28:17 30:19 31:5 33:5,7,18,21 33:22 34:1 36:13 36:24 37:21 54:2 55:9 table 6:7 take 19:10 21:17 58:2 taken 21:11 talk 14:8,8 21:19 26:2 31:15 36:16 41:24 42:1 44:4 44:14 53:18 55:12 55:22 56:5 58:3,9 58:24 60:3 talking 16:4 35:15 tax 7:1 27:8 team 33:14 tells 18:3 tenant 31:11,22 38:5,6,16,19,22 39:1,15 41:23 42:7,11 45:15 46:23 48:2 tenants 30:11 terrific 10:11,14 testimony 5:23 6:5 6:15 thank 4:21 6:18 16:3 17:7 18:1 21:19,20,20 22:16 23:16 25:24 26:7 26:19,21 37:14 42:18 52:15 54:17 54:23 56:22,22 60:18,20,21 61:3 61:18,20,21,22,23 63:1,19,20</p>
--	---	--	--

<p>thanks 18:2,14 56:24 62:1,2 theme 33:21 thick 16:16 thing 20:12,16 26:8 42:3 44:8 things 31:17 33:10 37:18 think 11:13,16 13:20 20:18 22:24 25:7,11 29:20 33:23 34:9,11 38:18 39:15 40:14 56:12 57:13 61:14 thousand 20:2,5,7 three 5:17 23:9,12 23:13 till 36:16 40:4 time 5:7,23 6:7 11:5 12:14 19:21 24:15 30:22 31:13 31:19 35:3 47:1 61:18 times 29:19 38:10 today 6:14 21:7 30:7,16 tolerant 16:9 tonight 6:20 30:14 31:2 62:24 top 47:11 49:13 total 5:11 24:10 tracey 2:16 10:9 15:2,2,5,16 16:3 18:5 23:16 24:21 25:1 transcribed 1:23 6:6 transcriber 64:9 transcript 64:3 tree 14:10 22:20 23:23</p>	<p>trees 12:12 14:12 16:7,8,14,17,18 17:5 18:3 23:3,9 23:18,22 24:3 tremendous 20:8 triggered 34:20,23 56:13 tropical 8:10 trucks 40:12 true 64:3 try 20:5 trying 10:12 16:23 20:12 21:3 30:10 30:12,17,22 32:24 38:5 42:15 43:6,7 46:7 tuesday 6:16 turn 14:19 16:22 turned 53:14 57:20 tv 51:20 tweaks 8:15 two 5:16 6:19 10:23 12:18 23:1 23:13,13 42:6 49:1 50:23 52:12 53:10,10 56:10 62:20 type 28:13 32:23 42:3,3 46:12 types 18:11 22:21</p>	<p>uncle 50:10,15 underneath 16:7 33:5 understand 11:10 21:15 36:17,18 59:6 understanding 24:19 understood 11:16 understory 16:18 unfortunately 8:9 9:6 unified 8:7 unknown 9:22 63:11 unmute 26:13 update 10:5 21:8 upgrade 20:5 upper 16:4 upstairs 49:8,24 use 1:4 5:7 16:24 17:24 24:3 36:14 38:1,5,20 51:13 52:9 useable 32:6 43:23 59:13 uses 17:23 28:15 utilized 28:14</p>	<p>walk 14:20 46:4 48:18 want 13:12 20:1 25:12 31:10,19 32:2,2,15,22 36:15 37:17 38:7,12,13 38:15 41:2,3,9 42:7 44:20 45:16 47:17 48:2 49:20 50:5,24 58:8 wanted 18:4 26:3 34:4 36:13 40:2 52:11 wants 39:16 water 17:3 way 21:12,13,14 we've 16:6 18:6 24:10 25:21 31:12 31:13,14,18,21 32:22 35:11 38:8 38:9 47:12,13,14 weather 33:20 week 8:10 welcome 29:13 61:4 wendie 2:15 9:13 9:24 25:2 went 30:8 55:23 55:23 56:9 west 27:6 41:7,12 41:20 44:2,7 45:1 45:3 46:2,12,19,21 50:19 52:21 53:2 53:20 57:9 58:8 59:2,12,22 whatsoever 45:24 wheelhouse 22:14 white 31:6 wide 57:18 window 44:17 53:13 56:7</p>
		v	
		<p>vacation 10:2 value 20:20 variances 10:21 variety 23:20 versions 23:2 versus 36:22 view 27:15 visibility 33:12</p>	
		w	
		<p>wait 44:6 61:8</p>	

<p>windows 31:7,8,9 31:10 32:17 34:13 35:24 36:2,5,6,9 36:15,20 37:1 38:7,13,16 40:16 42:3,3,6 43:20 44:5,13 45:9,16,16 46:8,23 47:5,16,23 49:1,4,10,11,11,16 50:20 52:22 53:3 53:10 55:20 56:10 58:21 wish 5:15,16,17 57:24 wives 29:19 wondering 15:22 wood 31:5,8 32:1 36:2,4,5,8,15,20 36:24 38:16 41:20 42:6 46:15 54:5,6 54:7,9,10,16 56:18 56:21 58:20 wooded 17:12 wooden 35:18 work 12:7 13:16 27:18,18,19,21,22 28:1,2,2,11,12 30:9,19,24 33:1,11 34:13,21 37:9 41:16 42:15 60:8 62:18,19 worked 30:4 50:15 working 29:18 30:12 31:3 34:19 35:3 36:23 written 5:23</p>	<p style="text-align: center;">y</p> <p>yeah 6:21 18:18 19:18 23:16 25:4 26:3 29:24 31:24 32:15 34:6,22 35:2,23 36:5,11,17 36:19 37:4 38:11 39:20 41:1 44:5,7 44:11 45:3 46:14 46:16,20,22 47:19 47:21 48:19,21 49:19 50:12 51:11 51:14,16,20 52:4 53:6,12,17,21 54:12 55:11,16 56:5,9,20 58:2,17 58:19 59:7,17,23 60:15,17 61:11,20 62:10 year 10:11 14:8,16 17:19 27:24 40:5 years 20:22 31:22 50:14 51:22 59:16 yep 9:21 25:9 55:16,18 56:17</p>
x	z
<p>x 3:1</p>	<p>zahralddin 2:6 4:12,13 zone 10:18 20:24 zoned 39:9,23 51:16 zoning 7:6 27:12 zoom 11:3 29:18 zs 23:10,12</p>