

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF JERSEY CITY HISTORIC PRESERVATION COMMISSION</p> <p>IN THE MATTER OF: : TRANSCRIPT</p> <p>Case 8A: H20-357 : OF Benjamin and Angelo Gentile : 238-240 Seventh Street : REMOTE PROCEEDINGS Block 10005, Lot 24 : X Monday, October 23, 2023 Remote Zoom Videoconference Commencing at 6:44 p.m.</p> <p>BOARD MEMBERS PRESENT: ROBERT GORDON, Chairman STEPHEN GUCCIARDO, Vice Chairman ANTHONY SANDKAMP, Commissioner PAUL AMATUZZO, Commissioner AUSTIN SAKONG, Commissioner KELLIE LEWIS, Commissioner JANELLE GUNTHER, Commissioner DANIEL CRONIN, Commissioner</p> <p>APPEARANCES:  JONATHAN REKSTAD, ESQUIRE Attorney for the Board CONNELL FOLEY, LLP BY: CHARLES J. HARRINGTON, III, ESQUIRE Attorney for the Applicant</p> <p>ALSO PRESENT: MAGGIE O'NEILL, Senior Historic Preservation Specialist</p> <p style="text-align: center;">PRECISION REPORTING SERVICE Certified Shorthand Reporters (908) 642-4299</p>	<p style="text-align: right;">Page 2</p> <p style="text-align: center;">I N D E X</p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p> <p>WITNESS: PAGE</p> <p>ANTHONY VANDERMARK, JR. 7</p> <p style="text-align: center;">E X H I B I T S</p> <p>IN EVD. DESCRIPTION PAGE</p> <p>B-2 Presentation slides by Carl Mattias Johansson 46</p> <p>PUBLIC MEMBERS ARE SWORN:</p> <p>Carl Mattias Johansson.....page 46 Diane Tider.....page 52 Robert Burns.....page 57 Chris Perez.....page 63</p>
<p style="text-align: right;">Page 3</p> <p>1 MS. O'NEILL: That brings us right down to 2 Old Business. Robert, if you'd like to call the first 3 case. 4 CHAIRMAN GORDON: The first case this 5 evening is H20-357. The Applicant is Maria P. Vallejo, 6 Esquire, and Kenneth A. Porro, Esquire, on behalf of 7 Benjamin and Angelo Gentile, Owners. This is an 8 application for a Certificate of Appropriateness for 9 facade restoration, interior renovations, construction 10 of a full height rear addition, and expansion of a 11 nonconforming use at an altered, key-contributing, 12 vernacular classical revival building with Greek 13 Revival influences constructed circa 1840 in the 14 Hamilton Park Historic District. This is a 15 recommendation to the Jersey City Zoning Board of 16 Adjustment and was carried from the April 24th, 2023 17 regular HPC meeting. 18 MS. O'NEILL: Thanks Robert. Before we 19 open, reopen testimony on this Charles, Anthony, is 20 there anyone else you'd like me to promote? 21 MR. HARRINGTON: No. It's just I'm having 22 a little problem with video right now. This is Chuck 23 Harrington. 24 MS. O'NEILL: I'll testify that that is 25 definitely your voice.</p>	<p style="text-align: right;">Page 4</p> <p>1 MR. HARRINGTON: Okay. I'm going to sign 2 on on my phone unless you want me -- I can give a brief 3 overview and then hand it off to Anthony because he's 4 really the star of the show tonight, unless you want to 5 see me. 6 MS. O'NEILL: Chuck, why don't you do that, 7 and then while Anthony is walking the Board through the 8 changes that should give you more than enough time to 9 join on your phone. 10 MR. HARRINGTON: Okay. Will do. 11 MS. O'NEILL: Before we get that started I 12 do just -- just a couple of housekeeping notes. The 13 first is that obviously since the Commission last heard 14 this there's been a change in Counsel. So the Counsel 15 representing the application is not accurate. There's 16 also been changes to the project that changed that 17 project description. And Anthony will take you guys 18 through those. They just wanted to make sure we said 19 that at the beginning. 20 The second item is that Dan and Austin, you 21 guys were not present at the last hearing. Chuck, if 22 it is okay with you both of them have read the 23 transcript. If you'd like them to affirm that they've 24 read the transcript so they can vote on this this 25 evening.</p>

<p style="text-align: right;">Page 5</p> <p>1 MR. HARRINGTON: Yes. If they can just do</p> <p>2 that for the record that would be great.</p> <p>3 COMMISSIONER SAKONG: Maggie, I can state</p> <p>4 for the record that I've reviewed the transcript.</p> <p>5 COMMISSIONER CRONIN: Same here. I've</p> <p>6 reviewed the transcript.</p> <p>7 MS. O'NEILL: Okay. Thank you. That</p> <p>8 covers the Staff portions of this. Chuck, if you want</p> <p>9 to just do a quick overview.</p> <p>10 MR. HARRINGTON: Sure. So for the record,</p> <p>11 Charles Harrington of Connell Foley on behalf of the</p> <p>12 applicant. As Maggie mentioned this was before this</p> <p>13 Commission back in April of this past year. At that</p> <p>14 time there was some discussion as to the appropriate</p> <p>15 restoration of the property. It's my understanding</p> <p>16 that there was a photo that was discovered of the</p> <p>17 property that predated the 1938 photo. So since that</p> <p>18 time Mr. Vandermark has been working diligently on the</p> <p>19 project in concert with the Historic Staff, and we're</p> <p>20 hopeful that the Board, the Commission sees that</p> <p>21 tonight. We think it's a really terrific project and</p> <p>22 restoration of this project.</p> <p>23 As Maggie mentioned the project is a little</p> <p>24 different in that it is now proposing eight units. I</p> <p>25 believe the project that was presented to you back in</p>	<p style="text-align: right;">Page 6</p> <p>1 April was for ten units so it's a little bit smaller in</p> <p>2 density, but we are still proposing -- it's a</p> <p>3 four-story building with the proposals for the</p> <p>4 three-story addition at the rear, and then Anthony will</p> <p>5 walk you through the other changes that he has made</p> <p>6 since that meeting to try to address the comments that</p> <p>7 were raised at the last meeting.</p> <p>8 As far as -- you know, although, for the</p> <p>9 Board's edification if this is approved the next step</p> <p>10 in our process would be an application for the Zoning</p> <p>11 Board. And that application would include a variance</p> <p>12 for an expansion of the nonconforming use because the</p> <p>13 property as it exists today is a four-unit building,</p> <p>14 but it's not a typical townhouse, right. So it is a</p> <p>15 multifamily dwelling. So we are seeking to expand that</p> <p>16 to the eight units which is actually under the</p> <p>17 permitted density in the Historic District.</p> <p>18 The ten-unit project presented to you back</p> <p>19 in April that I believe met the 75 units per acre,</p> <p>20 we're now below the 75 units per acre that is permitted</p> <p>21 in the Historic District.</p> <p>22 So with that said I'm going to hand it off</p> <p>23 to Anthony and he can walk you through the project and</p> <p>24 the changes since April.</p> <p>25 THE COURT REPORTER: Mr. Vandermark, Do you</p>
<p style="text-align: right;">Page 7</p> <p>1 swear that the testimony you will provide this evening</p> <p>2 will be the truth, the whole truth, and nothing but the</p> <p>3 truth?</p> <p>4 MR. VANDERMARK: I do.</p> <p>5 THE COURT REPORTER: State your full name,</p> <p>6 please, spell your last.</p> <p>7 MR. VANDERMARK: Sure. That is Anthony</p> <p>8 Vandermark, Jr., that's V-a-n-d-e-r-m-a-r-k. Principal</p> <p>9 of the architectural firm of MVMK Architecture.</p> <p>10 THE COURT REPORTER: Thank you. Witness is</p> <p>11 sworn.</p> <p>12 ANTHONY VANDERMARK, having</p> <p>13 been duly sworn, testifies as follows:</p> <p>14 MS. O'NEILL: Staff notes that Mr.</p> <p>15 Vandermark has previously been qualified as an expert</p> <p>16 in the field of architecture in front of this Board.</p> <p>17 THE WITNESS: Thank you very much. If I</p> <p>18 can just go ahead and share my screen and jump right</p> <p>19 into this. Okay. Let me just give a brief overview to</p> <p>20 the Commission and maybe some of the other people that</p> <p>21 are online that have not previously seen this</p> <p>22 application. 238-240 Seventh Street, it's a</p> <p>23 5,575-square foot site approximately mid-block on</p> <p>24 Seventh Street in between Jersey Avenue which is to the</p> <p>25 west, and Erie Street which is to the east.</p>	<p style="text-align: right;">Page 8</p> <p>1 This application is in the Hamilton Park</p> <p>2 Historic District. As you can see from the cover page</p> <p>3 here we had an original 1938 tax photograph which is</p> <p>4 the bottom right-hand corner. It was discovered prior</p> <p>5 to the April meeting that there was additional</p> <p>6 photographs of the property circa 1860 which turns out</p> <p>7 to be the Garretson House, you know, one of the first</p> <p>8 homes or one of the oldest structures in Hamilton Park.</p> <p>9 So we still believe that this is the house that exists</p> <p>10 today, or at least the bones of the house.</p> <p>11 So the application switched from the April</p> <p>12 application of the restoration from the 1938 tax</p> <p>13 photograph, to the restoration now to what we can</p> <p>14 actually extract from the Garretson Homestead photo of</p> <p>15 1860. The application has definitely gotten better.</p> <p>16 It is smaller than the previous application that was</p> <p>17 before this Commission in April.</p> <p>18 This application is proposing eight units</p> <p>19 rather than ten. Of the eight units we have two</p> <p>20 studios, one, one bedroom; four, two bedrooms; and one</p> <p>21 two bedrooms plus den, totaling eight. The original</p> <p>22 application had a parking variance attached to it</p> <p>23 because we were at ten units in a Historic District. A</p> <p>24 proposal that's less than ten units at eight units,</p> <p>25 does not require parking any longer, so we eliminated</p>

<p style="text-align: right;">Page 9</p> <p>1 that variance.</p> <p>2 Part of this application, again, the</p> <p>3 thinking behind the eight units was -- of this</p> <p>4 oversized lot was actually subdivided into two townhome</p> <p>5 lots. Townhomes are permitted four units apiece.</p> <p>6 That's where we actually totaled out the eight units</p> <p>7 even though ten units is permitted via density on this</p> <p>8 property. So we have a reduction in density as part of</p> <p>9 the application. We're only seeking one variance and</p> <p>10 that's for use because it's multifamily. Multifamily</p> <p>11 as you know is not permitted in Historic, only townhome</p> <p>12 up to four units.</p> <p>13 The proposed lot coverage was actually</p> <p>14 reduced from the original application and we are way</p> <p>15 below the lot coverage and building coverage as</p> <p>16 permitted in historic districts. We have the required</p> <p>17 amount of bicycle parking as part of this application.</p> <p>18 And the addition, as I'll show you when we kind of get</p> <p>19 down into the application here, was brought in an</p> <p>20 additional one foot on both sides. So we have, you</p> <p>21 know, kind of a grade increase setback now even at the</p> <p>22 addition from the preexisting structure.</p> <p>23 Highlighted in yellow, again, the</p> <p>24 restoration is from the 1860 Garretson Homestead photo.</p> <p>25 Eight units, you know, based on what I had talked about</p>	<p style="text-align: right;">Page 10</p> <p>1 that was the reasoning. At 5,575-square foot this is</p> <p>2 actually -- this could be subdivided into three lots as</p> <p>3 per the historic district guidelines of 1,800-square</p> <p>4 feet apiece. Again, at 55 feet of frontage this is an</p> <p>5 oversized lot for the historic district. It is a</p> <p>6 rarity.</p> <p>7 So the original application had a</p> <p>8 four-story addition. We are proposing three-story</p> <p>9 addition to the rear at 28 feet 10 inches. The</p> <p>10 original application had the existing roof line at 36</p> <p>11 feet 6 inches; however, we increased the gable line to</p> <p>12 match the Garretson homestead photo and now we're at 39</p> <p>13 feet 9 inches. We are still below the 40 feet</p> <p>14 permitted height within historic district so the</p> <p>15 application still requires no variance for that.</p> <p>16 Coverage was reduced to 41.8 percent to 60</p> <p>17 permitted in building. 62.9 percent where you're</p> <p>18 permitted 80 as far as lot coverage goes. And again,</p> <p>19 the setbacks have increased in the rear from 6 foot 3</p> <p>20 on the existing to 8 foot 3, 5 foot 9 in the east to 7</p> <p>21 foot 9. Bicycle parking spaces have decreased from</p> <p>22 five to four and the project still has a stormwater</p> <p>23 detention system as part of this application that will</p> <p>24 be in front of the Zoning Board if we are fortunate</p> <p>25 enough to receive approval this evening.</p>
<p style="text-align: right;">Page 11</p> <p>1 Pre-existing structure you have before you.</p> <p>2 This is a straight-on photograph. There is a large</p> <p>3 one-story masonry stair that is over the property line</p> <p>4 in the public right-of-way. The structure before you</p> <p>5 has aluminum siding with an aluminum replacement window</p> <p>6 set with an aluminum wrap. It has a cement parged coat</p> <p>7 at the base. As you can see it's got some sort of</p> <p>8 pediment line at the upper roof line here of the front</p> <p>9 facade. This canopy over the entry doors above the</p> <p>10 stoop non-existing. It wasn't part of the original</p> <p>11 homestead. That will be removed as part of this</p> <p>12 application.</p> <p>13 When you look at the building from west to</p> <p>14 east in the foreground you can see the adjacent</p> <p>15 neighbors, a four-story masonry row house. The</p> <p>16 adjacent neighbor to the east the same, four-story row</p> <p>17 house.</p> <p>18 Side profile of the building, as you can</p> <p>19 see the gable of the existing Garretson Homestead was</p> <p>20 removed. At some point in between 1860 and 1938 they</p> <p>21 actually cut the roof line probably to where the</p> <p>22 preexisting collar ties were and they flattened the</p> <p>23 roof out. I don't know why this decision obviously was</p> <p>24 made, maybe to modernize the building. For whatever</p> <p>25 reason they might have taken the chimneys out of the</p>	<p style="text-align: right;">Page 12</p> <p>1 preexisting homestead and instead of repairing the roof</p> <p>2 line at the gable they cut it flat. For whatever</p> <p>3 reason there's a partially sloped roof and there's a</p> <p>4 flat roof. And we'll get into the existing elevations</p> <p>5 of the structure.</p> <p>6 As you can see here on the side elevation,</p> <p>7 again, aluminum replacement windows, aluminum wrap.</p> <p>8 However, there seems to be a stained cedar shake that</p> <p>9 was not original that's on the side facades now.</p> <p>10 Pre-existing front yard as a gate line. Various</p> <p>11 planters at both east and west corners of the property.</p> <p>12 And you can see, there's a side yard at both east and</p> <p>13 west side of the property.</p> <p>14 Visual, again, this is east looking west.</p> <p>15 Cedar shake on the side elevation. Replacement windows</p> <p>16 and a wood barrier in between the side yard and our</p> <p>17 adjacent neighbor to the east. This is a blowup of the</p> <p>18 1938 tax photograph, and as you can see here this is</p> <p>19 some sort of lap siding on the original 1938 house, but</p> <p>20 again this pediment wasn't original and these two</p> <p>21 little decorative pieces or parapet line at the roof</p> <p>22 line were not original to the Garretson House either.</p> <p>23 As you can see here the porch head dual</p> <p>24 staircases that led to a central entry point. We have</p> <p>25 since learned that that was not even original to the</p>

<p style="text-align: right;">Page 13</p> <p>1 structure. This was constructed in between 1860 and 2 the 1938 photograph.</p> <p>3 Which now that takes us to the 1860 photo 4 of the Garretson Homestead. As you can see here no 5 adjacent neighbors. The grading is completely 6 different on the site. From what we can understand or 7 tell we had some type of -- some type of wood siding 8 with pine -- excuse me, with pine shutters, smaller 9 windows above. The windows on the pre-existing house 10 look to be 6 over 6 in the main house. The back 11 addition looks to be like a 4-over-4 window. And we're 12 thinking probably for the top where the shutters are 13 there's probably a 2 over 2 based on the size of the 14 window.</p> <p>15 The existing chimney has since been removed 16 going back to the last photograph as far as -- I think 17 that's probably one of the reasons why they changed the 18 roof line because this masonry chimney on both sides. 19 That was probably used for both heating and cooking at 20 some point were cutoff as the house was renovated and 21 the roof was flattened out at that time.</p> <p>22 Here in the foreground of the photograph 23 there was probably a substantial grade change in 24 between where this gentleman is standing and probably 25 the street line, probably the difference of probably 8</p>	<p style="text-align: right;">Page 14</p> <p>1 feet. As you can see here that the original structure 2 had some sort of two-story or one-story porch section 3 with what looks to be a circular stair off to the 4 western side of the property.</p> <p>5 Based on the balustrade and the handrail 6 this could potentially be a wood handrail at the 7 moment. The restoration notes call for this to be 8 wood. This could also be an iron stair and railing 9 system. They're very thin, the balustrade or the 10 baluster. So potentially this could be some sort of 11 iron balustrade both here and on the front of the 12 house.</p> <p>13 So where are we going with this? What we 14 did is we made an interpretation. If we turned the 15 house forward, and based on what we know from the 1938 16 tax photograph to what we think the front facade on the 17 1860 Garretson Homestead house was is that we have a 18 two-story porch line. We have a curved circular stair 19 coming off to the west. We have a second floor entry 20 point which is a dual door. We think that this door 21 was left over from the original structure of the house 22 so that maintained. Below those stairs there was 23 another pair of doors that entered the first floor for 24 probably some sort of service and mechanicals. We're 25 going to leave that opening in place. We're going to</p>
<p style="text-align: right;">Page 15</p> <p>1 remove the parge coat off the base of the pre-existing 2 house.</p> <p>3 There is a deep red brick masonry 4 foundation wall here. So what we're hoping to do is 5 obviously remove the parge coat, restore the brick 6 masonry, and repoint, you know, to get it into a 7 restoration-type shape.</p> <p>8 As far as this application we have a 9 matching balustrade from the original. We are 10 proposing again a shutter system with 6 over 6 windows. 11 These will all be painted to match the color palette of 12 the scheme that's before you this evening. And we are 13 using an Essex Green accent color at the shutter line 14 and also the front fence line.</p> <p>15 We're proposing two security gates on 16 opposite sides removing the wood barriers from both 17 sides. These will be secondary access points for the 18 rear yard. All tenants will be actually accessing the 19 building from the first floor and not the second floor. 20 The second floor is really a feature door from the 21 pre-existing conditions that really only access this 22 one unit now as part of this application.</p> <p>23 So we have a full restoration. Pediment of 24 course is remove. And then we have a siding material, 25 and I'll get into that when we get into the elevations.</p>	<p style="text-align: right;">Page 16</p> <p>1 That's going to match the pre-existing condition from 2 what we believe from 1860.</p> <p>3 So as part of this application, and one of 4 the points of contention with the adjacent neighbors 5 was that the original addition went to the allotted 6 30-foot rear yard setback which is permitted by the 7 historic zone. This building -- this building addition 8 that we're proposing this evening aligns itself exactly 9 with what's there now. Okay. We just expanded the 10 rear yard addition of the property. As you can see, we 11 have a 41-foot-1-inch setback from the rear yard 12 property line. And again we have not increased the 13 setback into the rear, we have simply just expanded 14 this addition to both sides.</p> <p>15 So as part of this application as you can 16 see here, the pre-existing condition the stair is being 17 removed. It's being replaced by a generous front yard 18 planter in between the fence line and the building 19 face. Pre-existing sidewalk is at 6 foot 9 inches. 20 It's too small for you to actually do a street tree. 21 So we believe we're going to put two trees in front of 22 the property at the centralized location to the 23 planter.</p> <p>24 There's another planter to the right which 25 is pre-existing. We're going to restore that and</p>

<p style="text-align: right;">Page 17</p> <p>1 obviously replant the landscaping. And the access  2 point will be through two gate lines on opposite sides  3 of the front planter system.</p> <p>4 Proposed addition is 884-square feet,  5 again, which is less than what is permitted by the  6 Historic District. But again, we think this is  7 appropriate based on some of the comments from the  8 previous meeting by the neighbors. There's no unit  9 access points around the property. The two doors that  10 you see here on the site plan are simply two means of  11 egress for fire code purposes. Everybody is coming in  12 through the front of the building here.</p> <p>13 So as part of the application, again, I'm  14 showing you the first floor plan. To the rear yard we  15 have a generous landscaped backyard. Board-on-board  16 fencing around the full perimeter on any of the exposed  17 access points to the rear yard. The stormwater  18 detention system as part of the application will be  19 below grade in the rear yard. It will have an access  20 cover within the grassed area, and will slowly feed  21 back out to the municipal system when it's needed.</p> <p>22 Going back into the building itself, again,  23 central location through the double doors that match  24 the double doors at the second floor. We have two  25 studios that really are as a result of this central</p>	<p style="text-align: right;">Page 18</p> <p>1 access point. And again, you enter from grade directly  2 through the center of the building. We have a  3 374-square foot studio and a 456-square foot studio to  4 the right, and a two bedroom at 894-square feet.</p> <p>5 As part of this application we have blue  6 stone pavers within our gate line. We have a charcoal  7 gray sidewalk in front of the gate line, and then we  8 have a concrete paver system on both side yards and  9 then that leads into the rear. As part of this  10 application we have condensers for each unit which will  11 be fully screened to the rear yard, and again well  12 within the setback of the historic district of 30 feet.</p> <p>13 When you look at the preexisting structure,  14 as you can see it stands alone. It has again, a  15 3-foot-6 setback on both sides east and west. When you  16 look at the footprint area again we have some bigger  17 buildings with a greater encroachment to the rear.  18 However, the adjacent neighbors and everybody stayed  19 within or even are less than the permitted 60 percent  20 of the Historic District. And again, our proposed  21 addition will be no greater than what the addition is  22 now.</p> <p>23 So as part of this application, again, you  24 have the pre-existing footprint of the building and in  25 red we have a three-story addition totaling 28 feet</p>
<p style="text-align: right;">Page 19</p> <p>1 10 inches. This addition is well within the required  2 setback of the rear yard; however, I estimate that it's  3 going to project probably about 10 to 15 feet past the  4 back of our adjacent neighbors on both sides.</p> <p>5 Again, when you look at the aerial, the  6 hole in the doughnut, per se, or the center of this  7 block and the rear yards very heavily treed. Lots of  8 landscaping. And again, our structure directly behind  9 us are two structures that have at least 70 to  10 80 percent lot coverage. So it will be a lot less than  11 that.</p> <p>12 First floor, two studios are in blue. In  13 yellow is the two-bedroom unit. Again, the red line  14 shows you that the rear yard addition is not greater  15 than anything that's pre-existing. When you get to the  16 second floor we have just two, two bedrooms there at  17 the second floor. And we have one at 894-square feet.  18 And we have the other at 1,009. And again, the second  19 floor porch and circular stair is only feeding this one  20 unit. It really technically would be a private deck  21 for that second-floor unit. Again, it has public  22 access, but it really doesn't lead to anywhere but the  23 second floor unit in the front.</p> <p>24 Taking you up to the third floor now.  25 Three units on this level. We have one, one bedroom</p>	<p style="text-align: right;">Page 20</p> <p>1 that's at 503-square feet. The one to the rear once  2 again is a two bedroom at 894-square feet. And then we  3 have from the left-hand corner here we have a two  4 bedroom duplex at 1,329-square feet. So the third  5 floor and the gabled end of the fourth floor in yellow  6 are one unit. It's a duplex and there's a private  7 320-square foot deck coming off a dormer over the  8 three-story addition that's proposed.</p> <p>9 As part of the roof and this application we  10 are proposing a charcoal gray three dimensional asphalt  11 shingle, again, reinstating the gable line from the  12 original house. When you look at the front facade now  13 coming back removing the pediment, removing these two  14 kind of side projection pieces in the front elevation.  15 We're introducing two new windows at the first floor, 2  16 over 2 to match the pre-existing 2 over 2 on both  17 sides. And again, balustrade will try to mimic the  18 pre-existing 1860 photograph. Six over 6 windows where  19 the pre-existing locations are in the front facade.  20 And we have a painted pine shutter system on all of  21 these windows.</p> <p>22 The basic edge is being restored masonry  23 and all the restoration work is going to be guided by  24 site evidence once we start doing pre-existing  25 exploration here. We did do -- we did do some probing</p>

<p style="text-align: right;">Page 21</p> <p>1 and as you can see here we have some layers of time,  2 right. We have the existing aluminum siding, you know,  3 probably done somewhere in the '60s and the '70s. We  4 have the stained cedar shake which matches the side  5 elevations, and that was probably put on between 1938  6 and the '60s and the '70s, right. When you dig a  7 little bit deeper you have what looks to be the  8 existing clapboard. Now this was either like a tongue  9 and groove or some sort of lap siding just based on  10 what the seam is. This siding was not beveled, not one  11 over the top of the other; however, it seemed to be  12 butt jointed.</p> <p>13 In this photograph of the front facade here  14 this looks to be some sort of a heavy timber sill  15 plate. We won't know the exact species of the  16 pre-existing siding until we start doing more  17 exploration into the wood itself. Chances are this  18 would be either pine and oak or perhaps a cedar just  19 based on the wealth of its occupant of the time when it  20 was built. Here in this photograph as you can see  21 parge coat below and there's a lot of different layers  22 going on here. So we'll be doing more probing on this.</p> <p>23 The graphic above is the pre-existing  24 condition. Again, at some point the gable was removed.  25 We are reinstating the gable. We're proposing a small</p>	<p style="text-align: right;">Page 22</p> <p>1 dormer off the back of the existing structure that  2 accesses a roof deck above the three-story addition.  3 So the front portion is at again 39 feet 9 inches, and  4 the addition is at 28 feet 10 inches. The  5 floor-to-floor heights of the proposed structure are at  6 9 foot 1, 9 foot 10, 9 foot 2, and 10 foot 11 to the  7 peak line. Floor-to-floor heights in preexisting  8 structures at this time again were not -- will never be  9 as generous as what we proposed today. The majority of  10 the floor systems and dimensional lumber that are going  11 to be put into bulky existing restoration on the inside  12 and the addition are going to be shallower in depth to  13 increase the ceiling heights here.</p> <p>14 As you can see, as part of the rear  15 addition we did bring up the parapet line slightly  16 higher, and also we created a planter box surround on  17 the proposed roof deck for privacy, not just for the  18 roof deck itself also for the adjacent neighbors to  19 both sides.</p> <p>20 Side elevation. Again, when you strip back  21 that cedar siding now it looks to be some sort of  22 beveled siding below. I don't know if this is the  23 original or if there's another layer of siding below  24 that. So we'll keep stripping this facade down until  25 we get to the original sheathing material and then we</p>
<p style="text-align: right;">Page 23</p> <p>1 will restore both sides to match what the original  2 sheathing material was.</p> <p>3 Down below here you can see the masonry  4 foundation wall that has not parged. We have just a  5 very heavy mortar bed on the pre-existing, red masonry  6 condition. So we will clean all of this up as part of  7 this restoration.</p> <p>8 Proposed addition, again, will be in the  9 Essex Green color that matches the proposed house. We  10 have a simple cement board siding with aluminum clad  11 window system to match the color palette. We have a  12 1-by-4 window wrap on all of these windows and each one  13 of these windows on the addition is designed as a 2  14 over 2, a double hung window system.</p> <p>15 As you can see here in the foreground we  16 are proposing a screen condenser area to the rear yard.  17 We have a screened area at the roof or a rooftop air  18 handling unit. That provides fresh air for the units  19 on the inside. That's a building code thing. And  20 around the perimeter of the property on both side yards  21 and even to the rear we have a concrete paver system on  22 both side yards that introduces an apron to the rear  23 yard in the grass area.</p> <p>24 Again, rear facade. The pre-existing  25 condition had two additions. We are now merging them</p>	<p style="text-align: right;">Page 24</p> <p>1 together and we're providing a 2-foot setback off of  2 the pre-existing side yard. So again, we've increased  3 the setback from the original application in April to  4 what you have here now, a more generous setback at  5 8-foot 3 and 7 foot 9. One centrally located dormer  6 off of the fourth floor or the gable of the  7 pre-existing to a roof deck here that again has privacy  8 bushes and the rear yard will be a cement board siding.</p> <p>9 Just going over the pre-existing  10 conditions. Again, rear addition which looked to be  11 some sort of a foyer with replacement windows. The  12 inside is fully renovated. And it looks like from the  13 original photograph is that these -- this particular  14 addition might have been gabled at one time. The gable  15 was cut out, the roof was flattened and the side walls  16 were extended upward.</p> <p>17 As you can see the shape of both side yards  18 and rear here there's a lot of work that needs to be  19 done on both the existing structure and also the future  20 addition here. This is the eastern portion of the  21 property. You can start to see there's a little bit of  22 grade change in between the side yard and our adjacent  23 neighbor, and again there's been a lot of different  24 patch and repair work on the existing structure here of  25 these two small additions.</p>

<p style="text-align: right;">Page 25</p> <p>1 This is the western elevation. Again, full</p> <p>2 restoration on the pre-existing structure. Windows at</p> <p>3 the locations from what we believe were there. A</p> <p>4 simple tongue and groove and/or lap siding in the</p> <p>5 front. Restored foundation. One new entry door here</p> <p>6 at the bottom centrally located for the second means of</p> <p>7 egress and a rear addition that uses the cement board</p> <p>8 siding, a more modern day material in an Essex green</p> <p>9 color.</p> <p>10 Just going back again, details of the</p> <p>11 pre-existing and what is proposed. We have a off white</p> <p>12 as part of the, you know, front and side facades of the</p> <p>13 existing structure. Charcoal gray, again three</p> <p>14 dimensional shingle at both the porch and the roof</p> <p>15 line. And window wraps at 1 by 4 in white. And a</p> <p>16 green accent shutter in that Essex Green.</p> <p>17 The front fence line will be an Essex</p> <p>18 Green. And I believe the upper fence line or the porch</p> <p>19 line is going to be in the off white color which we</p> <p>20 have shown in this rendering. Because when you look at</p> <p>21 the pre-existing conditions it looks like this railing</p> <p>22 system matched the house in color.</p> <p>23 Again, existing section of the house,</p> <p>24 proposed section of the house, gable is being</p> <p>25 introduced back from what we thought the original pitch</p>	<p style="text-align: right;">Page 26</p> <p>1 was.</p> <p>2 Just in closing we've done, you know,</p> <p>3 shadow studies at different times of the year. Yes,</p> <p>4 the addition will cast a shadow depending on the time</p> <p>5 of day. Again, this mass is smaller than what is</p> <p>6 permitted, and it will have an encroachment, depending</p> <p>7 on the time of day on the western portion of the</p> <p>8 adjacent property, and as the sun swings around in</p> <p>9 between midday, and also in the afternoon it's going to</p> <p>10 swing to the eastern portion or the eastern yard. As</p> <p>11 you can see all structures within the home or the city</p> <p>12 block they all cast a shadow, as does our addition.</p> <p>13 So this concludes my presentation. Again I</p> <p>14 think it's a much better application that was before</p> <p>15 you previously. It's a scaled down version of the</p> <p>16 application and I think it's the correct application</p> <p>17 this time. Thank you.</p> <p>18 MS. O'NEILL: Do any Commissioners have any</p> <p>19 questions?</p> <p>20 COMMISSIONER GUNTHER: I have a question</p> <p>21 about the windows and doors on the second and third</p> <p>22 floor, because it wasn't really clear to me. I looked</p> <p>23 at the rendering. Can you just clarify the color on</p> <p>24 the windows with the 6 over 6s?</p> <p>25 THE WITNESS: Yes, the 6 over 6s are going</p>
<p style="text-align: right;">Page 27</p> <p>1 to be a painted Essex green.</p> <p>2 COMMISSIONER GUNTHER: And they're like</p> <p>3 simulated divided light?</p> <p>4 THE WITNESS: They will be a painted</p> <p>5 simulated divided light; correct.</p> <p>6 COMMISSIONER GUNTHER: Because one thing</p> <p>7 that sort of caught my eye, because the door is sort of</p> <p>8 treated differently at this floor level. It looks like</p> <p>9 maybe because you're using the matching doors on two</p> <p>10 different floors. I just wonder if it might be</p> <p>11 slightly more successful if the doors on the second</p> <p>12 floor read more of a piece with the window, that they</p> <p>13 were also the green?</p> <p>14 THE WITNESS: I certainly can accommodate</p> <p>15 that and I agree with that statement.</p> <p>16 COMMISSIONER GUNTHER: And maybe this a</p> <p>17 conversation for you to have with your Staff person,</p> <p>18 but the doors on the two different floors it might be</p> <p>19 okay to treat them independently, or maybe the bottom</p> <p>20 ones also could change. The white muntins sort of</p> <p>21 stand out to me.</p> <p>22 THE WITNESS: Agreed. I agree.</p> <p>23 COMMISSIONER GUNTHER: But that's just a</p> <p>24 minor detail. I do think that this is a much improved</p> <p>25 application. I really appreciate a lot of effort that</p>	<p style="text-align: right;">Page 28</p> <p>1 went into the research and the design because it's much</p> <p>2 better. It's very attractive.</p> <p>3 THE WITNESS: Thank you very much. It was</p> <p>4 labor intensive, but we are very happy with the new</p> <p>5 approach.</p> <p>6 COMMISSIONER SAKONG: I don't have any</p> <p>7 questions, but I will just comment that I</p> <p>8 appreciated -- I think this the most thorough</p> <p>9 application I've seen come through in front of this</p> <p>10 Commission in a long time, and I just appreciate the</p> <p>11 methodical and rigorous way in which you took us</p> <p>12 through all the different aspects of the application.</p> <p>13 I think it's a great example of being able</p> <p>14 to have it both ways, right, in a contemporary setting</p> <p>15 using historic assets as assets not making it feel like</p> <p>16 a constraint and still sort of addressing sort of the</p> <p>17 issues that we face today which are very different from</p> <p>18 the 1860s. So I just really applaud the efforts that</p> <p>19 went into this design.</p> <p>20 THE WITNESS: Thank you.</p> <p>21 COMMISSIONER AMATUZZO: I have a question</p> <p>22 for you, Anthony. It's Paul Amatuzzo speaking. Can</p> <p>23 you please zoom in on the porch column a little bit?</p> <p>24 Because the column in this picture looks kind of round</p> <p>25 to me and not necessarily square like you have in the</p>

<p style="text-align: right;">Page 29</p> <p>1 drawing. I might be wrong, but typically a square  2 column we usually will see a seam at a corner or  3 something. This just appears to be round to me in this  4 photograph. I don't know. I mean, the square column  5 also looks great, but it just looks round to me in this  6 photo.</p> <p>7 THE WITNESS: I agree. If you look, you  8 know, really, really close to the column it's  9 debatable. But it does look circular and it looks  10 slender so --</p> <p>11 COMMISSIONER AMATUZZO: Like an 8-inch  12 round or something?</p> <p>13 THE WITNESS: -- yeah, like it could be  14 like a 6-inch diameter column. It could even be an  15 iron column. Tough.</p> <p>16 COMMISSIONER AMATUZZO: Yes. And then I  17 have one question for you. How are you treating the  18 gutter up at the roof? Because this looks like it had  19 some sort of Yankee Gutter going on by what I see  20 there, which may have had some cornice brackets or some  21 small brackets to hold up the Yankee Gutter system.  22 And how are you treating the gutter in the front on the  23 new restoration.</p> <p>24 THE WITNESS: See, at the moment we had a  25 simple profiled gutter that the leader, though,</p>	<p style="text-align: right;">Page 30</p> <p>1 actually wrapped around to the side elevation here that  2 we were going to bring this -- we were going to  3 actually carry this down. Now, can we create the  4 Yankee Gutter at the end of this roof line? Yes, we  5 could, but it can virtually do the same thing. It can  6 basically tie into the side leader and then down to the  7 underground system.</p> <p>8 COMMISSIONER AMATUZZO: Yes. I just don't  9 think -- unless you're encasing that gutter in  10 something I don't think we would have looked at -- it  11 may have been a copper gutter back then or rounded tin  12 gutter of some sort, but I don't think it would have  13 been an aluminum gutter. So I'm hoping that's not what  14 we're going to be seeing.</p> <p>15 THE WITNESS: That is not what you're going  16 to be seeing.</p> <p>17 COMMISSIONER AMATUZZO: And I'm sure once  18 you get up there and start stripping you may see the  19 ghost of a former Yankee Gutter, you know, with some  20 brackets or something under all that siding.</p> <p>21 THE WITNESS: Yeah, because you know there  22 was no gutter line in this tax photo. They somehow ran  23 the water in the back of the parapet wall and then  24 brought it down the side in the scupper system. So  25 they definitely changed the approach when they</p>
<p style="text-align: right;">Page 31</p> <p>1 renovated this facade at some point, right.</p> <p>2 COMMISSIONER AMATUZZO: Well, hopefully  3 you'll find the ghost of something on the primary  4 facade.</p> <p>5 THE WITNESS: I hope so.</p> <p>6 VICE CHAIRMAN GUCCIARDO: I appreciate  7 Commissioner Amatuzzo pointing that out, because just  8 putting a regular gutter on the front of that building  9 I don't think it will achieve a good result. It's not  10 a great way to finish off the roof line.</p> <p>11 THE WITNESS: I think you're doing it a  12 disservice.</p> <p>13 COMMISSIONER AMATUZZO: That's all I had,  14 Anthony.</p> <p>15 THE WITNESS: Thank you.</p> <p>16 VICE CHAIRMAN GUCCIARDO: This is  17 Commissioner Gucciardo. I had some questions. I had a  18 couple of questions about the shutters. I think in the  19 rendering, not the actual -- the rendering in color,  20 the shutters are longer than the windows. I'm not sure  21 that they are the dimensions that would actually  22 function as a shutter if they were to, you know, if it  23 was a real shutter it would be a size that would be  24 fitting into the window frame over the sashes; correct?</p> <p>25 THE WITNESS: Yes.</p>	<p style="text-align: right;">Page 32</p> <p>1 VICE CHAIRMAN GUCCIARDO: So the worse  2 thing would be is that these would be of different  3 proportion and just kind of somehow attached to the  4 side of the building which you see in so many places and  5 I don't think it would be appropriate. What are your  6 intentions for the shutters?</p> <p>7 THE WITNESS: Well, you know, they're three  8 dimensional representation before you might have taken  9 a few liberties, but again I think the intention of the  10 shutter was to be fastened to the window wrap itself  11 and to close above that window wrap. Now, if what  12 you're saying is that the shutter will be, you know,  13 basically part and parcel of this wrap and it's going  14 to fit within the wrap opening, well, this is something  15 that can certainly be done.</p> <p>16 VICE CHAIRMAN GUCCIARDO: Well, I'm not  17 sure that I'm correct about that. That's just -- I'm  18 just thinking about how shutters would work, and I  19 don't think they just flapped onto the wrap. I think  20 they would actually go into the frame.</p> <p>21 THE WITNESS: Yeah.</p> <p>22 VICE CHAIRMAN GUCCIARDO: So, there you go.</p> <p>23 THE WITNESS: You can see top bottom  24 correct. It seems like they were fastened to some  25 point of the side wrap, but when they folded in, you</p>

<p style="text-align: right;">Page 33</p> <p>1 know, they cleared both head and sill rail.</p> <p>2 VICE CHAIRMAN GUCCIARDO: I think that</p> <p>3 seems right to me. So whatever can be done to have</p> <p>4 them look like they're functioning, that they would</p> <p>5 actually function and close. In terms of proportions I</p> <p>6 think that would be important. And I also want to know</p> <p>7 what they were made of.</p> <p>8 THE WITNESS: Yes. I think previously they</p> <p>9 may have been made with some research with this. I</p> <p>10 think they may have been made out of pine, but again</p> <p>11 because of the wealth of the owner at the time these</p> <p>12 could have been made out of quite a few different wood</p> <p>13 species here.</p> <p>14 VICE CHAIRMAN GUCCIARDO: What are you</p> <p>15 intending to make them out of?</p> <p>16 THE WITNESS: I was going to make them out</p> <p>17 of pine.</p> <p>18 COMMISSIONER AMATUZZO: Can I just add</p> <p>19 something to that?</p> <p>20 VICE CHAIRMAN GUCCIARDO: Sure.</p> <p>21 COMMISSIONER AMATUZZO: Most likely the</p> <p>22 shutters were on lift-off hinges so that they can be</p> <p>23 taken off easily and painted, repaired, and put back</p> <p>24 on. And the other thing I wanted to say was I agree</p> <p>25 with Commissioner Gucciardo that they most likely</p>	<p style="text-align: right;">Page 34</p> <p>1 closed on top of the window sill to protect just the</p> <p>2 sash and the windows, the window sashes alone.</p> <p>3 AND then my other experiences with pine is</p> <p>4 that on my own house I just had some restoration work</p> <p>5 done and within six years the pine is already rotting</p> <p>6 away because it's just too soft and does not stand up</p> <p>7 to the pine of 150 years ago.</p> <p>8 VICE CHAIRMAN GUCCIARDO: Especially new</p> <p>9 pine.</p> <p>10 COMMISSIONER AMATUZZO: Yes, especially new</p> <p>11 pine. So you might want to consider an alternate</p> <p>12 material to make all those shutters out of, unless</p> <p>13 they're pressure treated or something, but regular pine</p> <p>14 is just not going to last. That's it.</p> <p>15 VICE CHAIRMAN GUCCIARDO: And my second</p> <p>16 item is I'm kind of struggling with the combination of</p> <p>17 metal and wood that's being used on the porches and the</p> <p>18 staircase. I understand that the photograph is not</p> <p>19 clear, the original 1860s photograph isn't giving you a</p> <p>20 lot of information, but this -- my gut tells me that</p> <p>21 this would all be wood on a building of this type, but</p> <p>22 I can't say that for sure. But I can't imagine metal</p> <p>23 railings at that time and on this structure. I can't</p> <p>24 verify that in any way, but just my experience over the</p> <p>25 years tells me that this is probably made out -- this</p>
<p style="text-align: right;">Page 35</p> <p>1 is probably all made out of wood, although it looks</p> <p>2 like you said very thin material.</p> <p>3 So it's confusing to me and what I would</p> <p>4 like to see happen is a cohesiveness of material on the</p> <p>5 facade, you know, including potentially the railings at</p> <p>6 the sidewalk, and you know, you've got a very important</p> <p>7 building here so all of the accoutrements matter to the</p> <p>8 site setting. So I would say take a closer look at the</p> <p>9 fence you're choosing for around the property, the</p> <p>10 railings at the sidewalk, the materials that are going</p> <p>11 up on the staircase and the porch, and something that</p> <p>12 needs to be cohesive and you can't have competing</p> <p>13 materials.</p> <p>14 Including you have the security or the</p> <p>15 gates on either side that are also metal. So you don't</p> <p>16 want this to feel like an apartment building, you want</p> <p>17 it to feel like the original structure.</p> <p>18 THE WITNESS: At the moment the staircase</p> <p>19 and the balustrade and the columns are designed as</p> <p>20 wood, and then the side yard gates and the front gate</p> <p>21 line was designed out of steel.</p> <p>22 VICE CHAIRMAN GUCCIARDO: Right.</p> <p>23 THE WITNESS: So if you're telling me that</p> <p>24 potentially that we're going to go -- well, obviously</p> <p>25 we'll stay with the wood on the structure itself, and</p>	<p style="text-align: right;">Page 36</p> <p>1 if you're thinking or potentially going to wood at the</p> <p>2 gate line would that be something that you would</p> <p>3 entertain or does the steel match the wood system?</p> <p>4 VICE CHAIRMAN GUCCIARDO: My mind says it</p> <p>5 could all be wood if we're trying to get the feel of an</p> <p>6 1860s home of this style. But I have to say, like I</p> <p>7 started off, I'm a little confused by this particular</p> <p>8 site and setting, but my gut tells me wood would be</p> <p>9 more appropriate. I just can't tell you you have to do</p> <p>10 that because I don't have the evidence for it, but I</p> <p>11 believe that's correct and I'd like to hear from others</p> <p>12 about that if they have any input on it.</p> <p>13 THE WITNESS: You know, chances are this</p> <p>14 house did not have a front gate line.</p> <p>15 VICE CHAIRMAN GUCCIARDO: That's right.</p> <p>16 THE WITNESS: This house was set on acres</p> <p>17 of property without protection from all sides in an</p> <p>18 urban setting.</p> <p>19 VICE CHAIRMAN GUCCIARDO: Now that you put</p> <p>20 that photo back up there it actually looks like a</p> <p>21 picket fence on the right-hand side of the photo. So,</p> <p>22 you know, that's where my mind goes as to the site and</p> <p>23 setting for this property. And obviously it has to be</p> <p>24 practical. It is a multi-unit building now, but I</p> <p>25 think it should be explored. I think it might actually</p>

<p style="text-align: right;">Page 37</p> <p>1 give you a better project on the product.</p> <p>2 Let's see, how did you come to the roof</p> <p>3 material that you're using? Are you going to do any</p> <p>4 kind of exploration there as to what the roof materials</p> <p>5 should be?</p> <p>6 THE WITNESS: Absolutely. When we start</p> <p>7 stripping the front facade here and we break down</p> <p>8 whatever happens at that upper parapet line there</p> <p>9 should be some indication of what maybe the original</p> <p>10 roofing material was underneath there. And of course,</p> <p>11 once that's discovered that's what we'll match.</p> <p>12 VICE CHAIRMAN GUCCIARDO: Okay. Thank you.</p> <p>13 That's great. You definitely showed where the</p> <p>14 extension is going to go on the back. And you showed</p> <p>15 photos of the current conditions. There's stone and</p> <p>16 brick mixed in on the foundations on the back. What</p> <p>17 are you planning to use? It looked like you were using</p> <p>18 a different material than the brick that's being used</p> <p>19 on the front foundation at the rear. You textured it</p> <p>20 in the drawings in a different way.</p> <p>21 THE WITNESS: Yes, that is correct. I'm</p> <p>22 thinking this is going to be more of a conventional</p> <p>23 construction set here, right. So we're not going to be</p> <p>24 able to bring any type of machinery through this</p> <p>25 property. So this is going to be a monolithic wrap</p>	<p style="text-align: right;">Page 38</p> <p>1 slab. It's going to be a thick reinforced concrete</p> <p>2 slab that's going to have a concrete block foundation</p> <p>3 wall that takes you up to approximately, you know, two</p> <p>4 and a half to 3 feet above grade and then the stick</p> <p>5 build will be above that. So what we're looking at</p> <p>6 here is a reinforced CMU foundation wall that's going</p> <p>7 to be tied into this monolithic slab that's going to be</p> <p>8 parge coated.</p> <p>9 Whether you think the addition is</p> <p>10 appropriate to have some type of brick veneer, you</p> <p>11 know, not a conventional means of construction in this</p> <p>12 day and age, if that's something that the Commission</p> <p>13 feels is appropriate. Again, it's certainly something</p> <p>14 that ownership would consider.</p> <p>15 VICE CHAIRMAN GUCCIARDO: I only bring it</p> <p>16 up because there is that exposed foundation in the</p> <p>17 images. Yes, it's not visible from the public</p> <p>18 right-of-way, but you do have kind of a special</p> <p>19 property here. So I would ask you to consider that.</p> <p>20 THE WITNESS: Okay.</p> <p>21 VICE CHAIRMAN GUCCIARDO: And my other</p> <p>22 question, the ACs at grade, at the rear of the property</p> <p>23 obviously the top of your extension it looks like you</p> <p>24 created this space, you haven't gone out to the edges</p> <p>25 with your deck and you've created this privacy screen</p>
<p style="text-align: right;">Page 39</p> <p>1 with plantings. Did you consider putting the units at</p> <p>2 the roof line at any point?</p> <p>3 And my reason for bringing that up is I</p> <p>4 live near projects where units were increased in the</p> <p>5 building and the AC units at grade they do produce a</p> <p>6 lot of noise. So I had some concern about neighbors</p> <p>7 here, and also obviously the units at grade having them</p> <p>8 outside all of the windows.</p> <p>9 THE WITNESS: Right. I mean, the units</p> <p>10 even at grade will be on vibration isolators. However,</p> <p>11 they still emit a certain degree of noise. They have</p> <p>12 to be open from above to pull in fresh air. They were</p> <p>13 considered on the roof line on top of the roof</p> <p>14 previously, however, ownership thought it would be more</p> <p>15 appropriate to put them in the rear yard and have this,</p> <p>16 you know, have this private outdoor space for the upper</p> <p>17 unit.</p> <p>18 Could we potentially line them around the</p> <p>19 perimeter, again, screened behind the parapet in</p> <p>20 between the outdoor space? It can be something that's</p> <p>21 considered, yes.</p> <p>22 VICE CHAIRMAN GUCCIARDO: I know it's</p> <p>23 probably more difficult to maintain them when they're</p> <p>24 up off the ground, so there are practical</p> <p>25 considerations, but again I'm trying to protect the</p>	<p style="text-align: right;">Page 40</p> <p>1 site and setting of this property, and also have the</p> <p>2 neighbors in mind as well.</p> <p>3 THE WITNESS: Understood.</p> <p>4 VICE CHAIRMAN GUCCIARDO: I just want to</p> <p>5 confirm, there's really only one variance being</p> <p>6 required and that's for the number of units; correct?</p> <p>7 THE WITNESS: Yes. And it's not even for</p> <p>8 the number of units, because the number of units is</p> <p>9 permitted. You're permitted ten. We have eight.</p> <p>10 Eight falls in line with the definition of townhome</p> <p>11 which is four-unit per townhome. This lot could easily</p> <p>12 be subdivided if a structure wasn't there to be four</p> <p>13 and four. It's a use variance just based on the</p> <p>14 definition of multifamily, as opposed to -- it's not a</p> <p>15 density variance, though.</p> <p>16 VICE CHAIRMAN GUCCIARDO: Understood.</p> <p>17 Thanks for your patience with all of my questions. I</p> <p>18 would second what others have said that it's a much</p> <p>19 improved project and we appreciate all the effort.</p> <p>20 THE WITNESS: Thank you.</p> <p>21 COMMISSIONER SANDKAMP: If I may chime in</p> <p>22 with a couple of comments. Thank you for all the</p> <p>23 detail, Anthony. I think it will be an excellent</p> <p>24 project. I think a lot of the questions that are being</p> <p>25 asked I agree with regarding the front porch. From my</p>

<p style="text-align: right;">Page 41</p> <p>1 own experience when they're doing demo of the later 2 addition, additional siding, they're going to find the 3 ghost in there. I think you're going to find probably 4 even railing. My building had -- the entire building 5 had a couple inches of stucco on it, and it's a wood 6 building underneath. 7 And those -- when you get those layers out 8 I found -- right around my front door I found the 9 railing pockets where the original railing had been. 10 And all kinds of -- like around my windows I found 11 lift-off hinges, pintails where there have been 12 shutters. All kinds of little details like that that 13 you really can't see right now and you're doing a good 14 job trying to approximate. I think you're going to get 15 those answers when you get down there into that 16 selective demolition there. But I appreciate the 17 project and I don't really see issues. Thank you. 18 MS. O'NEILL: All right any other 19 questions, comments? 20 COMMISSIONER SAKONG: I said I didn't have 21 questions. In fact, I do in fact have just one. Is 22 there -- can you describe the site work involved? It 23 looks like there's a significant grading modification 24 to the rear yard. And how the siting of that backyard 25 aligns or doesn't align with the neighboring lots.</p>	<p style="text-align: right;">Page 42</p> <p>1 THE WITNESS: Let me see if I can just find 2 a good photograph of this. And I think this is 3 probably going to be the most appropriate photograph. 4 As you can see there is a grade change in between the 5 adjacent neighbor and our property. There's a -- it 6 looks like a pretty good grade change of approximately 7 3 feet. So this perimeter wall around the property is 8 going to be at grade; however, the addition, there's 9 going to be some substantial excavation at these 10 locations here. But we're going to try not to play 11 with any of the perimeter grade at this. 12 So there will be a significant grade change 13 between the sidewalk line and the side yards that come 14 up to the rear yard section here. Again, I do not want 15 to retain or I'm trying to prevent retaining any soil 16 around the perimeter of the property. I would like to 17 leave the adjacent grades to the adjacent properties, 18 both sides and rear at existing. 19 COMMISSIONER SAKONG: The permeable pavers 20 that you showed on your site plan, permeable or 21 bluestone, it's sort of represented as flat but in fact 22 there's quite a topography sort of making a bowl 23 around the addition; is that true? 24 THE WITNESS: Yes, that's correct. But 25 again, it won't necessarily be a bowl, there will be a</p>
<p style="text-align: right;">Page 43</p> <p>1 grade change. There may be a step up or two within 2 that run at the side yard to get to the rear. 3 COMMISSIONER SAKONG: But the intent is to 4 at the end of the day match the grade where the site 5 meets the existing properties, right? 6 THE WITNESS: Yes, because we're fortunate 7 in this case where the building addition and the 8 building line doesn't lie against the adjacent 9 properties. Everywhere in Jersey City that's where it 10 occurs. It doesn't really occur here. So I can do 11 excavation of a distance of greater than 5 feet on both 12 sides here. So I don't necessarily have to retain any 13 of the soil because the soil's going to remain at the 14 perimeter here, lucky enough. 15 COMMISSIONER AMATUZZO: Anthony, I have one 16 last question for you. 17 THE WITNESS: Sure. 18 COMMISSIONER AMATUZZO: Are you retaining 19 any of the old bluestone that's in that backyard to 20 perhaps maybe use on the sidewalk in the front? 21 THE WITNESS: Yes. 22 COMMISSIONER AMATUZZO: You are? Fabulous. 23 Fantastic. 24 THE WITNESS: Yes. 25 COMMISSIONER AMATUZZO: Fantastic. That</p>	<p style="text-align: right;">Page 44</p> <p>1 was very important. 2 THE WITNESS: Whatever is in condition to 3 be maintained and reused, absolutely. It would be a 4 shame to discard that material. 5 COMMISSIONER AMATUZZO: Thank you. 6 MS. O'NEILL: Okay. Questions, comments? 7 Seeing none -- 8 VICE CHAIRMAN GUCCIARDO: My only question 9 is we brought up a number of things here but we didn't 10 say whether they would definitely be done or not, like 11 wood versus metal; hinges for the shutters; brick 12 foundation in the back; roof material, obviously that's 13 exploration; the gutter system at the roof line; muntin 14 colors. Are we going to somehow memorialize those 15 items. 16 THE WITNESS: I think we can agree to those 17 part and parcel with the HPC recommendation for sure. 18 VICE CHAIRMAN GUCCIARDO: Great. Thank you 19 so much. 20 MR. HARRINGTON: We can add those as 21 conditions of approval. 22 MS. O'NEILL: Yes. I was about to say we 23 can clarify anything that you want specifically called 24 out during Staff comments. 25 THE WITNESS: And certainly subject to I</p>

<p style="text-align: right;">Page 45</p> <p>1 can obviously refile these drawings with Maggie as a</p> <p>2 filing set with these changes.</p> <p>3 MS. O'NEILL: You will. Okay. If there</p> <p>4 are no additional Commissioner questions or comments,</p> <p>5 Anthony and Chuck does that conclude your testimony?</p> <p>6 MR. HARRINGTON: Yes, it does.</p> <p>7 MS. O'NEILL: Great. Okay. So we can move</p> <p>8 onto public comment. So I do see two hands raised. If</p> <p>9 there are any members of the public in attendance who</p> <p>10 would like to speak in this matter please use the</p> <p>11 raised-hand function at the bottom of your screen. If</p> <p>12 you're on the phone you can press star nine.</p> <p>13 Because we do see some hands raised I will</p> <p>14 just briefly go over our rules for public comment.</p> <p>15 When I call your name you'll get an invitation to be</p> <p>16 promoted to a panelist. You do have to accept that in</p> <p>17 order to address the Commission. You will be promoted.</p> <p>18 You can you unmute yourself, turn on your camera, we'll</p> <p>19 swear you in, and you'll get three minutes to address</p> <p>20 the Commission, and then following that you'll be moved</p> <p>21 back down to an attendee.</p> <p>22 All right. Do any Commissioners want to</p> <p>23 make a motion to open public comments?</p> <p>24 COMMISSIONER LEWIS: Motion.</p> <p>25 COMMISSIONER SANDKAMP: I'll second that.</p>	<p style="text-align: right;">Page 46</p> <p>1 MS. O'NEILL: All in favor?</p> <p>2 (Voice vote taken; unanimous vote "aye.")</p> <p>3 MS. O'NEILL: So, stop screen share. So</p> <p>4 Mattias, you are the first I see so I'll go ahead and</p> <p>5 promote you. You should be able to unmute and turn on</p> <p>6 your camera. There you go. Go ahead and be sworn in.</p> <p>7 THE COURT REPORTER: Mr. Johansson, please</p> <p>8 raise your right hand. Do you swear that the testimony</p> <p>9 you will provide this evening will be the truth, the</p> <p>10 whole truth, and nothing but the truth?</p> <p>11 MR. JOHANSSON: I do.</p> <p>12 THE COURT REPORTER: Please state your full</p> <p>13 name, and spell your last.</p> <p>14 MR. JOHANSSON: Carl Mattias Johansson,</p> <p>15 J-o-h-a-n-s-s-o-n.</p> <p>16 THE COURT REPORTER: And your address,</p> <p>17 please?</p> <p>18 MR. JOHANSSON: 242 Seventh Street.</p> <p>19 THE COURT REPORTER: Thank you. Witness is</p> <p>20 sworn. Please proceed.</p> <p>21 C A R L M A T T I A S J O H A N S S O</p> <p>22 N, having been duly sworn testifies as follows:</p> <p>23 MR. JOHANSSON: Question, though, before I</p> <p>24 start. Previously we had five minutes and my comments</p> <p>25 clock in at four fifty.</p>
<p style="text-align: right;">Page 47</p> <p>1 MS. O'NEILL: All right. Well, we'll do</p> <p>2 five. I know -- Mattias, I know you sent me a</p> <p>3 presentation, a couple of slides you would like to</p> <p>4 show, correct?</p> <p>5 MR. JOHANSSON: That is correct.</p> <p>6 MS. O'NEILL: So Iris, can we mark those?</p> <p>7 THE COURT REPORTER: Yes. Exhibit B-2 is</p> <p>8 received and marked.</p> <p>9 (Exhibit B-2, presentation, is received and</p> <p>10 marked.)</p> <p>11 MS. O'NEILL: SO Mattias, just to clarify.</p> <p>12 Public comment has the ability to go up to five. We</p> <p>13 did not make a motion at the beginning of this hearing</p> <p>14 to specify three or five, so in this case we can do</p> <p>15 five and that will apply to anyone who is giving public</p> <p>16 comment this evening. I apologize for not clarifying</p> <p>17 that at the beginning. I should have done that. So</p> <p>18 Mattias, your time starts now.</p> <p>19 MR. JOHANSSON: Thank you. In the last</p> <p>20 hearing on the Homestead I detailed how Stephen</p> <p>21 Garretson, an earlier owner of the property, was a</p> <p>22 prominent member of the community in Harsimus Hudson</p> <p>23 County and that he was both a farmer, a judge, a</p> <p>24 business, and church elder. We saw two historic photos</p> <p>25 for the building dating from the 1860s. And they show</p>	<p style="text-align: right;">Page 48</p> <p>1 that the building is remarkably intact and has remained</p> <p>2 so for 160 years.</p> <p>3 After the meeting I and the research</p> <p>4 librarian at Rutgers, Janelle Michelstet (ph.) have</p> <p>5 continued the research and have more interesting</p> <p>6 information to share.</p> <p>7 By researching Deed Books we have found</p> <p>8 that Stephen Garretson bought the land directly from</p> <p>9 Coles Estate in 1831, almost 200 years ago. This shows</p> <p>10 the local area in 1823 only eight years before Stephen</p> <p>11 Garretson bought the land. The 1823 scale shows what</p> <p>12 is now Harsimus in Hamilton Park was rolling farmland</p> <p>13 at the time. I've overlaid a couple of the current</p> <p>14 water colors to assist with the orientation.</p> <p>15 The image is from the collections of New</p> <p>16 York Historical Society, and as far as I know it has</p> <p>17 not been published in the last 120 years. And I</p> <p>18 believe it's quite an important rediscovery.</p> <p>19 The Building that is before the Commission</p> <p>20 was built as a farm and based on contemporary newspaper</p> <p>21 articles we know that Stephen Garretson was a dairy</p> <p>22 farmer and in 1842 had a heard of approximately 30 cows</p> <p>23 roaming in what is now Hamilton Park.</p> <p>24 What the Garretson 1831 Deed and this</p> <p>25 200-year old water color clearly illustrates for me is</p>

<p style="text-align: right;">Page 49</p> <p>1 that this homestead is unique. There is no other  2 surviving building like it. It predates all other  3 historic buildings that we see around us in the  4 Historic District by decades. This homestead and  5 undisturbed land that it sits on serves as a link to a  6 completely different and much earlier phase in the  7 history of the Hamilton Park Historic District. Major  8 land excavation would do irreparable damage to the  9 homestead and as the building is unique also to the  10 Historic District itself.</p> <p>11 This homestead and land does not only tell  12 the story of Dutch Settlers and their descendants we  13 have found no newspaper articles from 1850 that  14 describes that numerous Native American burials and  15 other finds were discovered near the Garretson  16 Homestead. The finds are not minor, or isolated, or  17 arrow heads. On the contrary, a great number of Native  18 American burials and artifacts were found embedded in  19 20 cart loads of oyster shells. And to a layman like  20 me this suggests significant archeological deposits and  21 potentially a burial field.</p> <p>22 The Jersey City HPC used to be guided by  23 the Secretary of Interior Standards for the treatment  24 of historical properties. In essence that says, do not  25 disturb the terrain around building or elsewhere on the</p>	<p style="text-align: right;">Page 50</p> <p>1 site. It also and separately recommends to leave  2 archeological resources in the ground. But the plans  3 calls for significant excavations of the sides,  4 underneath, and behind the Homestead.</p> <p>5 I humbly ask in line with the Secretary of  6 the Interior's guidelines the HPC only grant  7 construction on the original footprint of the building.  8 But due to the uniqueness of the building and site I  9 ask you not to approve footprint expansion or  10 significant excavation of this historic land. But if  11 you nonetheless consider permitting such excavation  12 please stipulate that in accordance with the Secretary  13 of the Interior's guidelines an archeological survey is  14 performed and presented to the HPC before any  15 excavation starts so that any archeological finds can  16 be documented and preserved.</p> <p>17 The Homestead is unique in the Historic  18 District. And the first historic design standard  19 states that every reasonable effort shall be made to  20 provide a compatible use for a property that requires  21 minimal alterations of the building structure or the  22 site in its environment. The proposed excavations and  23 leveling would remove traces of the farming history of  24 the site.</p> <p>25 I will encourage the HPC to only approve</p>
<p style="text-align: right;">Page 51</p> <p>1 alterations to the Homestead within the footprint of  2 the current structure that does not require major  3 excavation work. This would still allow the developer  4 to add a couple of units to the building.</p> <p>5 I also propose that the unique physical  6 link that this Homestead provides to the early days of  7 Jersey City warrants individual landmark status for  8 both the building and the site.</p> <p>9 Thank you very much for reviewing the  10 developer's plans very carefully so that the  11 Homestead's unique character is preserved for future  12 generations. Thank you.</p> <p>13 MS. O'NEILL: Thank you. All right. The  14 next name I see is Diane. Okay. Diane, we'll go ahead  15 and swear you in.</p> <p>16 THE COURT REPORTER: Please raise your  17 right hand. Do you swear that the testimony you will  18 provide this evening will be the truth, the whole  19 truth, and nothing but the truth?</p> <p>20 MS. TIDER: I do.</p> <p>21 THE COURT REPORTER: Please state your full  22 name, and spell your last.</p> <p>23 MS. TIDER: Diane Tider, T-i-d-e-r.</p> <p>24 THE COURT REPORTER: And your address,  25 please?</p>	<p style="text-align: right;">Page 52</p> <p>1 MS. TIDER: 242 Seventh Street.</p> <p>2 THE COURT REPORTER: Thank you. Witness is  3 sworn. Please proceed.</p> <p>4 D I A N E T I D E R, having been duly  5 sworn testifies as follows:</p> <p>6 MS. O'NEILL: Okay. Your time starts now.</p> <p>7 MS. TIDER: Thank you to the Commission for  8 the opportunity to comment. Garretson Homestead at 240  9 Seventh Street with historical significance went  10 publicly unrecognized until recently is a pre-Civil  11 War era farmhouse contemporaneous with the Barrow  12 Mansion and the new Old Bergen Church, Older than the  13 Loew's Theatre, the Communipaw Terminal, Ellis Island,  14 the Powerhouse, the Saint Peter's Prep buildings the  15 community has been fighting to save, and many other  16 cherished Jersey City Landmarks. Perhaps this too  17 should be individually landmarked.</p> <p>18 The property's used for its original  19 purpose, that's four tenanted apartments, so this is  20 not a case of adaptive reuse but as an out-of-town  21 landlord desiring to cash in on the property he bought  22 2002 when Hamilton Park had already been Historic  23 District for more than 20 years.</p> <p>24 What would the Historic Board do if lots of  25 others on the block and in the district decided they</p>

<p style="text-align: right;">Page 53</p> <p>1 also wanted to excavate and build out their properties</p> <p>2 sacrificing their yards to add rental units, would it</p> <p>3 approve? What would happen to the density of our</p> <p>4 Historic District? Jersey City has redevelopment zones</p> <p>5 but this block isn't one of them.</p> <p>6 What benefit would there be to Hamilton</p> <p>7 Park Historic District or the Garretson Homestead to</p> <p>8 get an exterior facelift? It would have to undergo a</p> <p>9 complete gut losing untold original features, a</p> <p>10 rebuilding and obscuring of the original rear "L,"</p> <p>11 total removal of the chimney stack which are vital to</p> <p>12 character and authenticity of historic properties, and</p> <p>13 a significant excavation of earth of this size.</p> <p>14 To Commissioner Sakong's question, it's</p> <p>15 about a 5 feet excavation to the left perimeter of the</p> <p>16 property and the rear yard erasing the original</p> <p>17 landscape and potentially jeopardizing the stability of</p> <p>18 all the surrounding Historic properties in the process.</p> <p>19 There was discussion at the April 24th</p> <p>20 Historic Commission meeting of reviewing the inside of</p> <p>21 the building to see what historic features exist there</p> <p>22 that should not be destroyed. The developer's are</p> <p>23 proposing a gut renovation and reconfiguration of the</p> <p>24 entire interior of the historic property barring a few</p> <p>25 load bearing walls. Will that happen with oversight of</p>	<p style="text-align: right;">Page 54</p> <p>1 the Commission?</p> <p>2 I also want to note, as I did in April,</p> <p>3 that the updated application materials still appear to</p> <p>4 contain inaccuracies in measurements that do not add</p> <p>5 up, but don't appear to have been thoroughly reviewed</p> <p>6 which wastes the Commission's and everyone's time.</p> <p>7 How can a 100-foot deep lot have a front</p> <p>8 yard setback 7-feet-1-inch deep, a front porch 5-inches</p> <p>9 deep, an existing building 31-feet-7-inches deep, a</p> <p>10 proposed addition 22-feet-3-inches deep, and a rear</p> <p>11 setback 41-feet-1-inch deep? It's not possible. The</p> <p>12 front setback, plus porch, plus existing building, plus</p> <p>13 proposed addition total 65 feet 11 inches, which would</p> <p>14 only leave a space for a 34-foot rear yard setback, not</p> <p>15 41 and 1 inch.</p> <p>16 I am deeply dismayed to see this error</p> <p>17 persist in the proposal and wonder what other issues</p> <p>18 exist that aren't so easily spotted. I feel this</p> <p>19 application should be rejected on this issue alone, but</p> <p>20 aside from that there are multiple mischaracterizations</p> <p>21 in the application which understated the true impact of</p> <p>22 this proposed development. This building is not zoned</p> <p>23 as a four-story wood framed building, as it repeatedly</p> <p>24 said, but actually a two-story framed duplex dwelling.</p> <p>25 It has living space only on two floors, plus a</p>
<p style="text-align: right;">Page 55</p> <p>1 non-habitable attic, a non-habitable basement and crawl</p> <p>2 space.</p> <p>3 This is not like-for-like as the developers</p> <p>4 wish you to believe. The "Ls" on the rear of the</p> <p>5 building are visible on the original photos, yet the</p> <p>6 architect in the application persists in calling them</p> <p>7 additions.</p> <p>8 While the proposal dropped from ten to</p> <p>9 eight units eliminating the need for a parking variance</p> <p>10 an approval would still need four additional apartments</p> <p>11 competing for scarce street parking on the block. I'm</p> <p>12 concerned to see the rooftop down spouts directing to</p> <p>13 the side neighbors rather than to their own rear yard</p> <p>14 and stormwater detention system. Eight HVAC condensers</p> <p>15 is going right in the middle of the backyard. Sounds</p> <p>16 very loud for tenants and neighbors. Thank you,</p> <p>17 Commissioner Gucciardo, for also noting that.</p> <p>18 The proposal and excavation will remove all</p> <p>19 of the trees in the backyard and the weeping cherry</p> <p>20 tree in the front yard, even though they're important</p> <p>21 for water control and a home to many birds and which</p> <p>22 misleading still appear in the proposed rendering.</p> <p>23 They said last meeting they could add a street tree but</p> <p>24 have not done so.</p> <p>25 If this were to be approved what kind of</p>	<p style="text-align: right;">Page 56</p> <p>1 oversight and accountability would there be to ensure</p> <p>2 the gentle and careful removal of the stucco layer on</p> <p>3 top of the masonry foundation, for example, and the</p> <p>4 care of the other historic features. What about lead</p> <p>5 paint and asbestos abatement.</p> <p>6 At the end of the day this permanent</p> <p>7 alteration of the single most historical home in the</p> <p>8 Hamilton Park Historic neighborhood doubling its size</p> <p>9 into an eight-unit apartment building and significantly</p> <p>10 excavating the size and rear yard is (A) Historical,</p> <p>11 inappropriate, and unnecessary, and I ask you to vote</p> <p>12 no. Thank you for your consideration.</p> <p>13 MS. O'NEILL: Thank you. All right. Next</p> <p>14 up I see Robert Burns. Robert you should be able to</p> <p>15 unmute yourself and we'll go ahead and swear you in.</p> <p>16 THE COURT REPORTER: Mr. Burns, please</p> <p>17 raise your right hand. Do you swear that the testimony</p> <p>18 you will provide this evening will be the truth, the</p> <p>19 whole truth, and nothing but the truth?</p> <p>20 MR. BURNS I do.</p> <p>21 THE COURT REPORTER: Please state your full</p> <p>22 name, and spell your last.</p> <p>23 MR. BURNS: Robert Burns, B-u-r-n-s.</p> <p>24 THE COURT REPORTER: And your address,</p> <p>25 please?</p>

<p style="text-align: right;">Page 57</p> <p>1 MR. BURNS: 236 and a half, Seventh Street</p> <p>2 in Jersey City.</p> <p>3 THE COURT REPORTER: Thank you. Witness is</p> <p>4 sworn. Please proceed.</p> <p>5 ROBERT BURNS, having been duly</p> <p>6 sworn testifies as follows:</p> <p>7 MS. O'NEILL: Okay your time begins now.</p> <p>8 MR. BURNS: Thank you very much, and thank</p> <p>9 you to the Commissioners for your time this evening.</p> <p>10 My family and I live next door to the subject property.</p> <p>11 We own the immediately adjacent house to the east. And</p> <p>12 as those who were present back in April recall I think</p> <p>13 it was clear to everyone during the last session of</p> <p>14 this meeting that there had been very little community</p> <p>15 outreach and very little research done by the</p> <p>16 developers prior to submitting what was then a large</p> <p>17 and very destructive development project.</p> <p>18 In fact, it was only because of the amazing</p> <p>19 soliciting of Mattias and others, our neighbors, that</p> <p>20 we all discovered the significant history that's been</p> <p>21 hiding in this property all along. When we were last</p> <p>22 before this Board the developers were urged to a few</p> <p>23 key things. They were asked to diligently investigate</p> <p>24 the unique historical fabric of this house inside and</p> <p>25 out, and of the property in which it sits. They were</p>	<p style="text-align: right;">Page 58</p> <p>1 asked to consider in their plans the major historical</p> <p>2 contribution that this property represents, and they</p> <p>3 were asked to be good neighbors and to consult with the</p> <p>4 community that would be affected by this project. And</p> <p>5 in my view, Commissioners, very little or none of that</p> <p>6 has happened over the past six months.</p> <p>7 There has been no consultation. Zero with</p> <p>8 the neighborhood on this project since April despite</p> <p>9 the Board's urging at the last session. You'd think</p> <p>10 given what had happened back in April and given the</p> <p>11 size and scope of this project that we'd hear at least</p> <p>12 something from the developers regarding what they were</p> <p>13 planning to do and how they were planning to minimize</p> <p>14 impacts and preserve the historic fabric of this</p> <p>15 property. And they know how to reach us if they want</p> <p>16 to but it has been entire crickets since April.</p> <p>17 And the reason for that seems obvious to</p> <p>18 me. They've put some lipstick on the pig and made a</p> <p>19 few adornments on the front facade to make things look</p> <p>20 more "historical" and now they're back to take another</p> <p>21 swing at a project with many of the same issues. That</p> <p>22 was characterized by the project they tried to push</p> <p>23 through back in April and some new issues as well as</p> <p>24 some of the Board members have indicated with their</p> <p>25 questioning this evening.</p>
<p style="text-align: right;">Page 59</p> <p>1 I'm not an expert in historical</p> <p>2 preservation or in historical preservation standards.</p> <p>3 I, of course, put myself in the good hands of the</p> <p>4 members of this Board on that, but I do want to</p> <p>5 highlight just two brief points for your consideration</p> <p>6 tonight.</p> <p>7 The first is, as we all now know thanks to</p> <p>8 the investigation of our neighbors, this is a very</p> <p>9 historically significant property. There aren't many</p> <p>10 properties in the City with a history attached as this</p> <p>11 one and it makes the community richer to have this</p> <p>12 property amongst us, but slapping some columns on a box</p> <p>13 doesn't make it anything other than a box with some</p> <p>14 columns on it.</p> <p>15 I understand that this property will never</p> <p>16 be an 1840s farmhouse again, and I understand there</p> <p>17 will never be people with hoop skirts playing croquet</p> <p>18 in front of this property on what's now Seventh Street,</p> <p>19 but with all due respect to those who worked on these</p> <p>20 revised plans, what's being proposed here is fakestry,</p> <p>21 it's not the real thing. And it does a disservice to</p> <p>22 the very real history of this property.</p> <p>23 It's not consistent with what I think of as</p> <p>24 preservation to completely gut this property inside and</p> <p>25 out, and it's not consistent with what I think of as</p>	<p style="text-align: right;">Page 60</p> <p>1 preservation to be excavating the historical topography</p> <p>2 of the land on which it sits, which I might add with a</p> <p>3 5-foot excavation with unknown structural impacts to</p> <p>4 the adjoining properties including mine, which were</p> <p>5 constructed in the 1880s when the existing grading was</p> <p>6 present.</p> <p>7 They're turning the original nooks and</p> <p>8 crannies of the rear facade which are original detail</p> <p>9 in the photograph, as Mr. Johansson showed, and they're</p> <p>10 turning it into a flat box and they're taking away a</p> <p>11 ton of historical details, including the existing</p> <p>12 chimney stacks, and adding significant new issues,</p> <p>13 including metal gates instead of wood. A row of AC</p> <p>14 condensers right next to the adjacent backyards</p> <p>15 including ours. And then after all that they pretend</p> <p>16 that the property is being preserved because it has a</p> <p>17 few pretty columns out in front with most of what's</p> <p>18 actually historical about this property is going to be</p> <p>19 in dump trucks.</p> <p>20 My second point is related to the first.</p> <p>21 The developers who own this property knew they were</p> <p>22 buying a four-unit building in a historical district</p> <p>23 and they might not have appreciated then the historical</p> <p>24 significance of this property but they certainly do</p> <p>25 now. And for well over a decade they've been able to</p>

<p style="text-align: right;">Page 61</p> <p>1 make it work for them financially.</p> <p>2 If this property didn't fit in the Historic</p> <p>3 District it would have been torn down years ago and the</p> <p>4 biggest possible box built in its place. But really</p> <p>5 aside from a few historical details, aside from a few</p> <p>6 columns, and some lip service for preservation that's</p> <p>7 really what's happening here.</p> <p>8 Return on investment is a good thing, I get</p> <p>9 it, but by living and owning in this district we've all</p> <p>10 signed onto rules which modify the usual rules, and</p> <p>11 which means that we can't just run to Home Depot and</p> <p>12 put on a storm door on our house, or we can't just</p> <p>13 replace our windows with the cheapest available</p> <p>14 aluminum windows, even if those things cost us more in</p> <p>15 the long run. That's because we all have -- are all</p> <p>16 subject to the same rules and the same historical</p> <p>17 guidelines, which say you need to restore when</p> <p>18 possible. You need to replace in a historically</p> <p>19 sensitive manner when it's necessary, and you need to</p> <p>20 demolish as a last resort. And in my view,</p> <p>21 Commissioners, we've gone straight to the last resort.</p> <p>22 This is a demolition project plain and simple. And --</p> <p>23 MS. O'NEILL: If you can wrap up your</p> <p>24 thoughts.</p> <p>25 MR. BURNS: Sure. Just to state the</p>	<p style="text-align: right;">Page 62</p> <p>1 obvious, to me this proposal is about maximizing</p> <p>2 revenue not about historical sensitivity. And thanks</p> <p>3 to the good work of this Commission in the past there</p> <p>4 have -- this block is one of the showplaces of Jersey</p> <p>5 City. And we would ask the Commission to take a hard</p> <p>6 look at this application to ensure that this important</p> <p>7 part of our block and our neighborhood and our city</p> <p>8 remains intact with the appropriate safeguards. Thanks</p> <p>9 very much.</p> <p>10 MS. O'NEILL: Thank you. Okay. Chris,</p> <p>11 you're up next. I'll go ahead and promote you. While</p> <p>12 Chris is being promoted, if there are any other members</p> <p>13 of the public who would like to speak on this</p> <p>14 application you can use the raised-hand function at the</p> <p>15 bottom of your screen or press star nine if you're on</p> <p>16 the phone. All right. Chris, go ahead and we'll swear</p> <p>17 you in.</p> <p>18 THE COURT REPORTER: Mr. Perez, please</p> <p>19 raise your right hand. Do you swear that the testimony</p> <p>20 you will provide this evening will be the truth, the</p> <p>21 whole truth, and nothing but the truth?</p> <p>22 MR. PEREZ I do.</p> <p>23 THE COURT REPORTER: Please state your full</p> <p>24 name, and spell your last.</p> <p>25 MR. PEREZ: Christopher Perez, P-e-r-e-z.</p>
<p style="text-align: right;">Page 63</p> <p>1 THE COURT REPORTER: And your address,</p> <p>2 please?</p> <p>3 MR. PEREZ: 185 Cartaret Avenue.</p> <p>4 THE COURT REPORTER: Thank you. Witness is</p> <p>5 sworn. Please proceed.</p> <p>6 R O B E R T B U R N S, having been duly</p> <p>7 sworn testifies as follows:</p> <p>8 MS. O'NEILL: All right. Chris, your time</p> <p>9 starts now.</p> <p>10 MR. PEREZ: Great. Thank you. Hi</p> <p>11 everybody. This is Chris Perez from the Jersey City</p> <p>12 Landmarks Conservancy. I want to thank everybody for</p> <p>13 their time and patience in working on this project so</p> <p>14 that we get it right. I think one of the first things</p> <p>15 I want to share is that, and some of the neighbors have</p> <p>16 shared, is I believe community engagement is really,</p> <p>17 really important. It's really important to keep your</p> <p>18 neighbors abreast to what you have in mind, and I think</p> <p>19 that it would do us and the community a benefit if</p> <p>20 there was just kind of beefed up communication between</p> <p>21 the property owner and their intentions and the</p> <p>22 neighbors.</p> <p>23 We're also kind of concerned about</p> <p>24 disturbing the rear property since a lot of it may have</p> <p>25 not been really touched in God knows how many years,</p>	<p style="text-align: right;">Page 64</p> <p>1 and we're not sure what is under there as some of the</p> <p>2 neighbors have mentioned, and what kind of historic</p> <p>3 artifacts might be down there. So to their point, I'm</p> <p>4 wondering what kind of plan would be in play? If we're</p> <p>5 going to embark on a serious rear extension what would</p> <p>6 be the protocol if something is discovered? If we</p> <p>7 start digging and unearthing land that hasn't been</p> <p>8 disrupted in hundreds of years what would be the</p> <p>9 process if human remains are found, or if any kind of</p> <p>10 artifacts are found.</p> <p>11 You know, I don't know -- I don't honestly</p> <p>12 have a lot of experience in that area, and I just want</p> <p>13 to make sure that -- I've heard a lot of stories in the</p> <p>14 past where back in the day certain things were</p> <p>15 unearthed and nobody talked about it and it just</p> <p>16 disappeared or ended up in someone's living room or got</p> <p>17 thrown away. I'm just concerned about what might be</p> <p>18 under there. It's a lot unknown factors there, and I</p> <p>19 just want to make sure that there is some sort of</p> <p>20 process in play if we're going to start excavating land</p> <p>21 that hasn't been unearthed in a long time.</p> <p>22 The other points that I have to do</p> <p>23 particularly with the front facade. I did pick up on</p> <p>24 the columns, and they do look round, and I thought it</p> <p>25 looked a little odd that the columns that are</p>

<p style="text-align: right;">Page 65</p> <p>1 introduced are squared. I was also wondering the  2 positioning of the columns. Typically columns on a  3 structure like that are pretty much right at the  4 corner. They're very defining. And the proposed  5 project has the corner columns kind of offset a bit.  6 And I'm wondering if there would be a possibility of  7 getting the columns kind of almost right at the  8 corners, because I don't feel like a porch would  9 normally have sort of a kind of hanging off part on the  10 sides. I don't know if I'm articulating that correctly  11 or clearly, but I just feel like the corner column  12 should really kind of define the corners of the front  13 of the structure.</p> <p>14 And I do echo and agree with a lot of the  15 comments that the Commissioners carefully pointed out  16 about the front gutter, but the front of this project  17 really, anything we can do to just tighten up to make  18 it look as correct as possible. The column placement  19 just kind of is a little weird to me on the corners in  20 that they're squared versus round.</p> <p>21 Also wondering when the siding is removed  22 there's been mention of ghosting that could help us  23 identify certain materials and placement. The third  24 story windows over the -- what would have probably been  25 the main entry, the window seems a little funny. You</p>	<p style="text-align: right;">Page 66</p> <p>1 know, maybe it wasn't symmetrical when the house was  2 built but I'm hoping if they remove the siding they  3 might find that the orchestration of that level of  4 windows might have been a little different. Because  5 the center window is a little bit off. And I'm might  6 wondering if there might have been a double window over  7 the entry that might have shed some light into the  8 landing of the staircase or what have you. So I'm  9 hoping that there's just some room as they unearth some  10 direction that might tell us, you know, where things  11 should have been or what they were that that will  12 seriously be taken into account as they proceed with  13 restoring the front of this or the whole property.</p> <p>14 The last thing I wanted to mention is  15 that -- Maggie, maybe you can answer this question.  16 Will there be any sort of collaboration between the  17 property owner and the Historic Preservation Office  18 with regard to way finding or signage? Because I think  19 it would be really nice to have some sort of signage.  20 You know, just tasteful, nothing like loud and  21 obnoxious but some tasteful signage that just draws  22 attention and awareness to the importance of this site.  23 I think that would be really nice.</p> <p>24 A lot of money is probably going to be  25 invested in this project, and because of the work of</p>
<p style="text-align: right;">Page 67</p> <p>1 the neighbors, and that's why I started this  2 conversation about community engagement, I think --  3 well, I know, the reason why we're having such a more  4 in-depth conversation and understanding about this site  5 is because of the beauty of collaboration between the  6 community and the Historic Preservation Office. And I  7 think it's really important to promote and encourage  8 that. We're very fortunate here to have neighbors who  9 are very curious and interested in diving in and have  10 been a real asset and resource to supplementing the  11 city's own resources.</p> <p>12 So I'm hoping that we can have some kind of  13 signage and further encourage every-day residents to be  14 a part of the process. It's a beautiful thing that --  15 there's so much untapped resources.</p> <p>16 MS. O'NEILL: Chris, if you can just finish  17 up.</p> <p>18 MR. PEREZ: Yes, I'm wrapping it up.</p> <p>19 So that's pretty much all I have to say.  20 And I thank you all again for taking the time and  21 patience to make sure that this project is done  22 correctly. Thank you.</p> <p>23 MS. O'NEILL: Thanks, Chris. Okay. Are  24 there any other members of the public who would like to  25 speak on this matter? You can use the raised-hand</p>	<p style="text-align: right;">Page 68</p> <p>1 function at the bottom of the screen. If you're on the  2 phone you can press star nine. All right. Staff sees  3 no hands raised and recommends a motion to close public  4 comment.</p> <p>5 VICE CHAIRMAN GUCCIARDO: Motion.  6 COMMISSIONER GUNTHER: Second.  7 MS. O'NEILL: All those in favor?  8 (Voice vote is taken; unanimous vote  9 "aye.")</p> <p>10 MS. O'NEILL: Before we go into Staff  11 comments I jotted down a couple of questions that came  12 up. Anthony and Chuck, if we want to answer any of  13 those. The last question that Chris asked regarding  14 signage for this, if that's something the Applicant  15 wants to propose we're more than happy to work with  16 them on appropriate signage on the building, however,  17 we can't require that they put it in there because it's  18 obviously not a city owned property. But if that's  19 something that they're interested in we're more than  20 happy to work with them on this. That's likely  21 something that could be approved under a code.</p> <p>22 MR. HARRINGTON: That's absolutely  23 something that the Applicant will work with Staff in  24 the event that they wanted to put some signage on the  25 property.</p>

<p style="text-align: right;">Page 69</p> <p>1 MS. O'NEILL: All right. The other two  2 questions that I had written down, Diane had a question  3 regarding the setback measurements, specifically,  4 adding them up in regards to the front yard, length of  5 the building and the rear yard.  6 THE WITNESS: I think her setback  7 dimensions are inaccurate. I think she's actually  8 looking probably at dimensions -- if we can go to here.  9 So you've got to remember that some of these dimensions  10 are not even technically yet on the property. So  11 you're looking at a sidewalk at 6 foot 9, you're  12 looking at a 7 foot 1 gate line to the property line.  13 Then you're looking at 5 foot 1 to the building face.  14 And then from that 5 foot 1 you're at 53 feet  15 10 inches, okay, which takes you to 58 feet 11 inches.  16 And 58 feet 11 inches and 41 takes you to the true 100.  17 So granted perhaps she was stringing  18 dimensions off of property line onto property line and  19 so forth, but what I'm telling you is that the  20 dimensions are accurate and the building addition is  21 going to be exactly in the same line as the addition as  22 it stands today, and that addition stands 41 feet 1  23 inch off of the back property line.  24 So again, I think the dimensions are  25 accurate. I just think perhaps there was an inaccurate</p>	<p style="text-align: right;">Page 70</p> <p>1 of where the dimension string was taken in comments,  2 right.  3 MS. O'NEILL: Yes. I want to clarify that  4 for the record, because I pulled it up and looked as  5 well. So that front yard calculation, that 13, 10 is  6 not within the property line.  7 THE WITNESS: The 13, 10 is not within the  8 property line.  9 MS. O'NEILL: So that's not factored into  10 that rear yard setback.  11 THE WITNESS: That's correct. Yes. That  12 13, 10 is --  13 MS. O'NEILL: The existing building is  14 built over the property line.  15 THE WITNESS: I'm sorry?  16 MS. O'NEILL: The existing building, that  17 existing front staircase, that front staircase is built  18 beyond the property.  19 THE WITNESS: Yes. It's in the public  20 right-of-way and that's where the existing stoop is.  21 They're more or less in the same line, so really when  22 we get to the Zoning Board of Adjustment in the event  23 that we receive some sort of nod tonight that you will  24 need a franchise for that stair and that front planter  25 because they to technically project onto the City</p>
<p style="text-align: right;">Page 71</p> <p>1 right-of-way.  2 MS. O'NEILL: And then the second question  3 was regarding archeology in the rear yard and a  4 procedure if anything is uncovered.  5 THE WITNESS: I certainly think the  6 Applicant would agree to any procedures as far as  7 excavation around the addition, or even in the  8 retention in the back that these items are hand dug  9 with care. And of course, if there's anything  10 unearthed or uncovered at that time of excavation,  11 excavation will be halted and Maggie will be called out  12 and we'll figure out exactly what to do with whatever  13 is uncovered at the time of excavation. First time for  14 me for this.  15 MR. HARRINGTON: Me as well. I think  16 that's a plan that we can work with.  17 MS. O'NEILL: Great. Was there anything  18 else in the public comment that you guys would like to  19 address?  20 THE WITNESS: And just going back to Chris'  21 comment as far as the column line not being at the edge  22 of the building. You know, I agree with the comment,  23 however, when you look at this photograph that column  24 and that porch line is not in line with the exterior  25 side of the building. That looks to be inset several</p>	<p style="text-align: right;">Page 72</p> <p>1 inches, a foot potentially. It does not look like it  2 aligns with the corner of the building there. I could  3 be wrong, and if the Commission recommends aligning it  4 with the corner of the building I have no problem  5 certainly aligning it with the exterior of the side  6 yard there.  7 MR. HARRINGTON: And Anthony, you did  8 review the interior of the building during this  9 process; is that correct?  10 THE WITNESS: Yes. The interior of the  11 building was heavily photographed. And the Commission  12 and Maggie is certainly welcome to walk through. Now,  13 obviously the original homestead was a single family or  14 perhaps a mother/daughter. This interior of this  15 building -- and no offense to the occupants that live  16 there -- has been torn up. It is in disarray.  17 Obviously, there's really nothing of historic fabric  18 from the original structure or Homestead still  19 remaining in this building. This building looks to be  20 renovated several times over on the inside.  21 MS. O'NEILL: Okay. Anything else?  22 THE WITNESS: Unfortunately.  23 CHAIRMAN GORDON: Maggie, I know you just  24 covered the excavation, but in light of the evidence  25 that Mr. Johansson brought to the floor that provides</p>

<p style="text-align: right;">Page 73</p> <p>1 actual documentary evidence that there have been</p> <p>2 findings of artifacts on this specific property does</p> <p>3 that, as he suggested does that create some higher</p> <p>4 burden for documenting or overseeing the excavation?</p> <p>5 MS. O'NEILL: So much like Anthony and</p> <p>6 Chuck I have not had to deal with the specific scenario</p> <p>7 myself. However, my thought process is that we would</p> <p>8 address it similar to any excavation.</p> <p>9 Jersey City historically has a very low</p> <p>10 archeological recovery rate. When we worked with the</p> <p>11 State Historic Preservation Office in the past on</p> <p>12 archeological issues very rarely has anything come up</p> <p>13 both recently and in the past. It generally is a</p> <p>14 one-off thing and therefore they categorize it as a</p> <p>15 very low archeological recovery rate.</p> <p>16 That being said, of course, if anything</p> <p>17 does happen on-site we'll follow national standards for</p> <p>18 this type of work, and it would require the Applicant</p> <p>19 bringing in additional professionals.</p> <p>20 CHAIRMAN GORDON: Yeah, I would say that</p> <p>21 the fact that we have a very low archeological recovery</p> <p>22 rate suggests that if we do have a resource here that</p> <p>23 it's all the more important to take care to preserve</p> <p>24 it.</p> <p>25 MS. O'NEILL: I would agree with that.</p>	<p style="text-align: right;">Page 74</p> <p>1 CHAIRMAN GORDON: Do we have any photos or</p> <p>2 other evidence to support what Mr. Vandermark has told</p> <p>3 us about the state of the interior of the building?</p> <p>4 Because I heard from multiple members of the public</p> <p>5 concerns about potentially discarding historic fabric</p> <p>6 in the building. We've heard that there is none to</p> <p>7 speak of. Do we have documentation or photographic</p> <p>8 evidence to support that?</p> <p>9 MS. O'NEILL: Anthony?</p> <p>10 THE WITNESS: I mean, I can certainly file</p> <p>11 them with Staff. I don't have them right now at the</p> <p>12 meeting, but I'm more than happy to provide the</p> <p>13 Commission and Staff with a plethora of photographs</p> <p>14 from the interior and everyone is welcome certainly to</p> <p>15 walk through. This building is in disrepair on the</p> <p>16 inside.</p> <p>17 CHAIRMAN GORDON: I think at a minimum</p> <p>18 having that photographic evidence will put people's</p> <p>19 minds at ease, it will put my mind at ease to be able</p> <p>20 to verify that for myself, because as has been stated</p> <p>21 multiple time, this is an exceptionally significant</p> <p>22 property for the area.</p> <p>23 And one other comment that we heard that I</p> <p>24 wanted to raise again was, we heard from Mr. Perez a</p> <p>25 comment about the center window on the third floor.</p>
<p style="text-align: right;">Page 75</p> <p>1 Mr. Vandermark, could you respond to that?</p> <p>2 THE WITNESS: Yeah. As you can see here</p> <p>3 from the existing photograph and also kind of mimics</p> <p>4 the 1938 tax photo photograph is that that center</p> <p>5 window is offset right now. When we do peel the skin</p> <p>6 and the layers of skin off of this front facade and if</p> <p>7 there's some sort of jam indicator that there was</p> <p>8 potentially a second window, you know, adjacent to the</p> <p>9 offset one, by all means that will go back in place.</p> <p>10 Again, very difficult to tell with gypsum board on the</p> <p>11 inside of this window, and then you have layers of</p> <p>12 siding on the outside face of this window.</p> <p>13 Again, when you look at the tax photo, that</p> <p>14 window is offset. Again, there may be a pairing that</p> <p>15 was basically centerlined over this pair of doors at</p> <p>16 the entry point. So it's a very good possibility, but</p> <p>17 again I can't speak to that either way because we have</p> <p>18 not removed the layers of skin at the facade.</p> <p>19 CHAIRMAN GORDON: Understood. I think we</p> <p>20 just need that commitment that you're going to be</p> <p>21 guided by site evidence as you undergo the renovation.</p> <p>22 THE WITNESS: If this renovation does take</p> <p>23 place you have my commitment, because I certainly would</p> <p>24 not want to appear in front of this Board after that.</p> <p>25 CHAIRMAN GORDON: And Maggie, this might be</p>	<p style="text-align: right;">Page 76</p> <p>1 a question for you. Ms. Tider also specifically raised</p> <p>2 concerns about potential lead paint asbestos abatement.</p> <p>3 I imagine that's something we see pretty routinely.</p> <p>4 How is that handled?</p> <p>5 MS. O'NEILL: It is. At this point if</p> <p>6 you're touching something in the historic district it</p> <p>7 is assumed that it will have both lead paint and</p> <p>8 asbestos. The remediation of both of those are covered</p> <p>9 within the uniform construction code. They're handled</p> <p>10 by the Building Department.</p> <p>11 CHAIRMAN GORDON: Right. Thank you.</p> <p>12 COMMISSIONER SANDKAMP: Are we open to</p> <p>13 Commissioner comments right now? Is that where we are?</p> <p>14 MS. O'NEILL: Yes. We're fully in Staff</p> <p>15 comments at this point.</p> <p>16 COMMISSIONER SANDKAMP: There's two</p> <p>17 comments that I had and one of the reasons I didn't</p> <p>18 concern myself at all with excavation was because I'm</p> <p>19 looking at the photograph that was provided, the 1860</p> <p>20 photograph. And when we look at that 1860 photograph</p> <p>21 and we compare it to the photograph that's up right</p> <p>22 now, those two. The grade is already removed at least</p> <p>23 6 feet. If someone was buried 6 feet under they're at</p> <p>24 grade now. We're -- in the current rear yard we're</p> <p>25 showing a lot of the foundation. So a lot of that dirt</p>

<p style="text-align: right;">Page 77</p> <p>1 is gone. And so that whole backyard has been excavated</p> <p>2 out. It's been a private residence for what, 170</p> <p>3 years, and the grade is completely different.</p> <p>4 So to me that's my -- that was my point why</p> <p>5 I was of the opinion that excavation was not a big</p> <p>6 deal. My house I went through -- my backyard once you</p> <p>7 get down to about 6 feet you start seeing interesting</p> <p>8 things. But my yard, the backyard in my house was</p> <p>9 never excavated. This one clearly was.</p> <p>10 Another point that I wanted to make to the</p> <p>11 public was that, you know, we as a Commission are</p> <p>12 driven by our Ordinance, and our authority only extends</p> <p>13 to the point where that Ordinance allows us to control</p> <p>14 the rights of a property owner. This owner of this</p> <p>15 property has a right to this property to a certain</p> <p>16 extent. We're trying to protect the historic structure</p> <p>17 on that property and we do that to the extent that the</p> <p>18 Ordinance allows us to do that. So I think the public</p> <p>19 should be aware of that. And the public should also be</p> <p>20 aware that they don't necessarily want us to tell them</p> <p>21 what kind of kitchen they can put in their house, and</p> <p>22 we don't have the right to do that. So they should be</p> <p>23 aware of that.</p> <p>24 We do the very best we can. If this was an</p> <p>25 individual landmark it would get a different kind of</p>	<p style="text-align: right;">Page 78</p> <p>1 status, but it's not. And as it is I think we're doing</p> <p>2 a good job as a Commission to try to make sure that we</p> <p>3 protect and make sure that this Applicant does the best</p> <p>4 they can to bring this back to where we would like to</p> <p>5 see it.</p> <p>6 Another point was, I think my earlier</p> <p>7 comments were about the front porch and ghosting and</p> <p>8 things like that. I think that a lot of that</p> <p>9 information about that front porch and the width of</p> <p>10 that front porch and how far it might extend, I think</p> <p>11 you're going to see it in the ghosting on that original</p> <p>12 siding that's buried under there. I think you might</p> <p>13 even see that maybe at that front door that awning over</p> <p>14 the front door might be a remnant of that. Underneath</p> <p>15 there there might be a remnant of that porch, that</p> <p>16 porch roof at least.</p> <p>17 Just those three comments and that's it.</p> <p>18 But like I said, I don't think that an excavation there</p> <p>19 is going to be as maybe productive as people might</p> <p>20 think. Thanks.</p> <p>21 MS. O'NEILL: Do any Commissioners have any</p> <p>22 other questions or do we want to throw up the Staff</p> <p>23 report and talk about that first?</p> <p>24 COMMISSIONER SAKONG: Just because I agree</p> <p>25 with almost everything Commissioner Sandkamp just said,</p>
<p style="text-align: right;">Page 79</p> <p>1 but I do think that when we go back to that 1860</p> <p>2 photograph when we're talking about sort of the state</p> <p>3 of the grading behind the house versus what's</p> <p>4 represented in this photograph, I'm not sure that I</p> <p>5 agree that the grading has been altered that</p> <p>6 significantly. And if you go back to the photograph of</p> <p>7 the house as it is today, the ground actually does</p> <p>8 swell up quite a bit. Certainly, it's changed, but I'm</p> <p>9 not sure that it's changed to the degree that was</p> <p>10 stated.</p> <p>11 And maybe the best thing to do is just for</p> <p>12 the record have the architect kind of opine on where</p> <p>13 they see the grade today versus in that original</p> <p>14 photograph.</p> <p>15 THE WITNESS: If you look at the western</p> <p>16 corner from the original photograph to what exists now</p> <p>17 it certainly looks like at least three to four feet.</p> <p>18 And certainly it drops off here to the eastern portion</p> <p>19 greater than that to 5 to 6 feet. And then, you know,</p> <p>20 I agree as far as the great care and level of care that</p> <p>21 will be taken to this excavation, but you also have to</p> <p>22 remember in this 1860 photograph this is a stand-alone</p> <p>23 structure that we have shown here in this photograph.</p> <p>24 All of the adjacent properties you see here to the east</p> <p>25 and to the west at one time these were all excavated,</p>	<p style="text-align: right;">Page 80</p> <p>1 right. They all have basements. And they had to take</p> <p>2 the same level of care at the time they did</p> <p>3 construction, right. And we don't know exactly where,</p> <p>4 if anywhere the remains are.</p> <p>5 So again anything we're touching we're</p> <p>6 certainly going to be extremely mindful for. But</p> <p>7 everybody also has to understand that this property was</p> <p>8 quite large. And a whole neighborhood was built in the</p> <p>9 general area of the Homestead here. So the remains</p> <p>10 could be anywhere. They don't necessarily have to be</p> <p>11 right adjacent right next to the house. It's probably</p> <p>12 not where they would have chosen to bury anyone anyway.</p> <p>13 VICE CHAIRMAN GUCCIARDO: If I may, I've</p> <p>14 struggled with this application quite a bit, because it</p> <p>15 was hard to understand where we were going back to. In</p> <p>16 the first round we were back to 1938 because that's all</p> <p>17 the information we had being presented. And then Mr.</p> <p>18 Johansson opens the door to how significant this</p> <p>19 property is and continues to give us more information,</p> <p>20 and it changed the complexion of the whole application.</p> <p>21 And if the property is not an individual landmark it</p> <p>22 probably should have been or should be, and as</p> <p>23 Commissioner Sandkamp points out there's probably</p> <p>24 limits to what we can ask the homeowner -- the property</p> <p>25 owner to do, but there is cooperation here. And the</p>

<p style="text-align: right;">Page 81</p> <p>1 Applicant is showing cooperation.</p> <p>2 So I would ask the Applicant to continue to</p> <p>3 listen to what the community is saying. To continue to</p> <p>4 perfect the facade and the streetscape that this</p> <p>5 property projects and really go the distance on what it</p> <p>6 would take to make it -- Anthony, you've used the word</p> <p>7 restoration a number of times. And restoration is a</p> <p>8 technical term in historic preservation. A restoration</p> <p>9 would go a lot further than where we are right now.</p> <p>10 And the Applicant has expressed that, yes,</p> <p>11 we will peel away and we'll see that as Anthony points</p> <p>12 out, Anthony Sandkamp points out, the Courts may indeed</p> <p>13 come to the edge, and we should find that out. And</p> <p>14 maybe there's additional evidence on wood versus iron</p> <p>15 for the railings and the porch. I think the Applicant</p> <p>16 should consider this a landmark property, an individual</p> <p>17 landmarked property and do what they can to be</p> <p>18 sensitive to that even though the Commission may not</p> <p>19 have the authority to make them do it.</p> <p>20 So a lot of cooperation, collaboration</p> <p>21 could create something very special here and go a long</p> <p>22 way to satisfying what the community has so clearly</p> <p>23 pointed out.</p> <p>24 Maggie, if we're going into Staff comments</p> <p>25 I would end what I'm saying with what is our authority</p>	<p style="text-align: right;">Page 82</p> <p>1 here if the significance of a building turns up late in</p> <p>2 the process and we actually have information now that</p> <p>3 maybe we didn't have before? How -- what is Historic</p> <p>4 Commission's role in that situation, and how far can we</p> <p>5 go?</p> <p>6 MS. O'NEILL: So I'm going to take your</p> <p>7 question and slightly reframe it.</p> <p>8 VICE CHAIRMAN GUCCIARDO: Sure.</p> <p>9 MS. O'NEILL: You have a building that you</p> <p>10 uncovered some type of significance as you're working</p> <p>11 on it. It does not matter if it's during the approval</p> <p>12 process, during construction, anything like that,</p> <p>13 right. The Applicant is agreeing to and it's in</p> <p>14 conditions of approval that they're going to follow</p> <p>15 what they find on site and what the historic site</p> <p>16 evidence says. So regardless of when it's uncovered</p> <p>17 that is what applies.</p> <p>18 VICE CHAIRMAN GUCCIARDO: Understood.</p> <p>19 MS. O'NEILL: So in my opinion if the</p> <p>20 Applicant has said we see the tremendous amount of</p> <p>21 research that the community has put into this building</p> <p>22 and we know that we have to do more exploratory demo</p> <p>23 that we were not able do because of weather conditions</p> <p>24 and we're committed to doing that I don't necessarily</p> <p>25 know if it matters if we are -- if we sit here and say</p>
<p style="text-align: right;">Page 83</p> <p>1 okay, we'll wait for you to accomplish that work to do</p> <p>2 anything, right. Am I making sense?</p> <p>3 VICE CHAIRMAN GUCCIARDO: Uh-hum.</p> <p>4 MS. O'NEILL: They committed to it. So I</p> <p>5 think that that is the standard, right, is the</p> <p>6 commitment to do that and the commitment to follow our</p> <p>7 ordinance.</p> <p>8 VICE CHAIRMAN GUCCIARDO: Right. Is there</p> <p>9 anything we can do with that process to maybe have</p> <p>10 checkpoints or, you know, build in some formality into</p> <p>11 when the building gets reviewed as they peel it away,</p> <p>12 is that already being done, or is there some additional</p> <p>13 opportunity, a little more confidence that that</p> <p>14 opportunity will come and that if there is something</p> <p>15 significant unearthed that it will be followed?</p> <p>16 MS. O'NEILL: What a great opportunity for</p> <p>17 me to pull up the Staff report.</p> <p>18 COMMISSIONER CRONIN: I have one more</p> <p>19 question. What do we define as significant? I mean,</p> <p>20 just being really old does not make it significant.</p> <p>21 What do we mean by significant? Is there a famous</p> <p>22 person born there? A historical thing happened that we</p> <p>23 don't know about? I mean, people playing in hoop</p> <p>24 skirts is not really historical.</p> <p>25 MS. O'NEILL: In this particular case it</p>	<p style="text-align: right;">Page 84</p> <p>1 would be significant for Criterion "A" which is the</p> <p>2 general broad patterns of history and development, and</p> <p>3 Criterion "C" which is architecture. So it is a</p> <p>4 significant example of vernacular architecture from the</p> <p>5 1830s which is at this point we have established that</p> <p>6 this is the oldest -- likely the oldest, if not the</p> <p>7 oldest building in Hamilton Park. So it's significant</p> <p>8 -- like we can just broadly say for patterns of history</p> <p>9 and for architectural purposes it is significant in</p> <p>10 that regard.</p> <p>11 It is also significant for association with</p> <p>12 the Garretson Family that that is something that</p> <p>13 there's been a lot of alteration to this building. So</p> <p>14 for our purposes for what we can review right now we</p> <p>15 are looking at the architecture and the pattern of</p> <p>16 development. If there was something else proposed to</p> <p>17 this building, like for example Chris suggested that</p> <p>18 the Applicant put up some type of signage then we could</p> <p>19 look at the historical association with the Garretson</p> <p>20 Family and apply it there. I want to make sure that's</p> <p>21 clear. Is that clear?</p> <p>22 COMMISSIONER CRONIN: Yeah, yeah. I mean,</p> <p>23 I can see the place from my window right now. It's a</p> <p>24 gaudy porch that sticks out. That's just my opinion.</p> <p>25 Unlike any other porch on the block.</p>

<p style="text-align: right;">Page 85</p> <p>1 MS. O'NEILL: All right. So I have the</p> <p>2 Staff report up. Stephen, your question was, how can</p> <p>3 he we make sure that they accomplish these things that</p> <p>4 they say they're going do. So the first is, as part of</p> <p>5 our standard approvals we have condition number ten.</p> <p>6 Construction drawing, which should be noting every</p> <p>7 single thing that they're doing, right, their</p> <p>8 construction drawings, it's what they're giving to get</p> <p>9 permits, it needs to be submitted to me first, right.</p> <p>10 So I look through what they're getting their permits on</p> <p>11 and ensure that everything that they said they were</p> <p>12 going to do during the meeting is on those plans.</p> <p>13 Anything that they said they were going to provide to</p> <p>14 us before they got their permits, right, so any</p> <p>15 additional -- let's say the Commission -- you guys were</p> <p>16 asking them to -- I don't need to give an example,</p> <p>17 right. So one of the conditions I wrote down was to</p> <p>18 revise the color of the muntins on the front doors. So</p> <p>19 I'm going to be checking those permanent plans to make</p> <p>20 sure that color is changed. Things like that. All of</p> <p>21 those are reviewed by me. They're signed by me, Zoning</p> <p>22 and Building. Do not look at until they're sign by me.</p> <p>23 Second thing that we have is our detailed</p> <p>24 specifications and material submissions need to be</p> <p>25 approved by me. So what those shutters look like.</p>	<p style="text-align: right;">Page 86</p> <p>1 What the doors look like. What the windows look like.</p> <p>2 What the side gate looks like. What the railings look</p> <p>3 like. All of that is also reviewed by me.</p> <p>4 We also added in a separate condition here</p> <p>5 for shop drawings to also be reviewed by us. And that</p> <p>6 is prior to manufacture, purchase or installation. So</p> <p>7 if you put a purchase order in with a specific railing</p> <p>8 manufacturer, you send me the shop drawing, I say no,</p> <p>9 this is not going to work, and they say, well, this guy</p> <p>10 can't do that, and I say, well, that's not my problem</p> <p>11 because the condition said prior to manufacture,</p> <p>12 purchase, or installation, right. You've got to cancel</p> <p>13 that contract, find someone to do it.</p> <p>14 And this condition broadly covers all shop</p> <p>15 drawings, but we do specifically call out some normal</p> <p>16 ones that we see pretty frequently that we know we have</p> <p>17 to review. Like so, those front doors, those railings,</p> <p>18 those windows, things like that. And all of that is</p> <p>19 reviewed before they get any permits which is how we</p> <p>20 make sure that those things are going to look correctly</p> <p>21 and they reflect the exploratory demo that happens in</p> <p>22 the beginning. You start with the exploratory demo,</p> <p>23 you take stuff off, that forms your construction</p> <p>24 documents, your construction documents are reviewed by</p> <p>25 me. They're given to the building department for your</p>
<p style="text-align: right;">Page 87</p> <p>1 permitting. We review all of the shop drawings for the</p> <p>2 stuff that happens along the way that are not</p> <p>3 necessarily part of the individual permitting process,</p> <p>4 and then at the tail end when you go to get your</p> <p>5 Certificate of Occupancy Anthony and his team will</p> <p>6 spend a great amount of time writing me a very</p> <p>7 expensive letter saying this is what happened during</p> <p>8 construction. We did this, we did that, we did this,</p> <p>9 we did that. All of these things followed the plans</p> <p>10 that were approved in the shop drawings that were</p> <p>11 approved except for X, Y, Z. There are always changes</p> <p>12 in construction, most of them are extremely minimal,</p> <p>13 most of them only affect the inside. On occasion they</p> <p>14 affect the outside. Anything that is going to affect</p> <p>15 that they do need to get approved by me in advance.</p> <p>16 Sometimes things don't get approved by me in advance,</p> <p>17 but it's usually like we had to switch from this type</p> <p>18 of drywall that was speced, to that type of drywall.</p> <p>19 But they're going to give me a letter with all of that.</p> <p>20 I'll go out to the site. I'll make sure everything</p> <p>21 matches, and then that's how we make sure these</p> <p>22 projects get built based on what they say they're going</p> <p>23 to do in the meeting.</p> <p>24 VICE CHAIRMAN GUCCIARDO: That's very</p> <p>25 helpful.</p>	<p style="text-align: right;">Page 88</p> <p>1 MS. O'NEILL: Okay. So while I am on my</p> <p>2 Staff report, I'm just going to very briefly go over a</p> <p>3 couple of things. As Chuck mentioned, some of the</p> <p>4 variances that are written in the Staff report are no</p> <p>5 longer accurate because the project has changed. They</p> <p>6 don't have a parking variance and they don't have that</p> <p>7 density variance, that expansion variance. It's just</p> <p>8 the use variance.</p> <p>9 So I do also want to say it's not</p> <p>10 specifically written in here. The amount of work that</p> <p>11 the neighbors have put into the research of this</p> <p>12 property, like really cannot go understated. It was a</p> <p>13 tremendous amount of work and we would not have been</p> <p>14 able to get the proposal that is in front of us today</p> <p>15 without that. I am eternally grateful for it. I know</p> <p>16 we have limitations as Staff, right, there's only three</p> <p>17 of us -- right now there's only two of us, but there's</p> <p>18 only three of us doing this work and we really rely on</p> <p>19 other people to bring in resources for us and help us</p> <p>20 along. And in this case the amount of work that by the</p> <p>21 community that went into this was tremendous.</p> <p>22 Because of that the Applicant was able to</p> <p>23 revise these plans in a way that I think are a real</p> <p>24 positive to the neighborhood. There is -- from what I</p> <p>25 can see there is not an adverse effect -- going to be</p>

<p style="text-align: right;">Page 89</p> <p>1 an adverse effect on the historic resource or the  2 Hamilton Park Historic District as a result of this  3 proposal.</p> <p>4 There is obviously some things that will  5 have to be reviewed as we go. The excavation will have  6 to be reviewed. The shop drawings will have to be  7 reviewed, but those are all standard things that we're  8 comfortable doing. And I do think that the HPC should  9 recommend the approval of a Certificate of  10 Appropriateness and approval by the Zoning Board of  11 Adjustment for this project.</p> <p>12 With that we have conditions recommended  13 for that approval. Of course, I will go through them.  14 So the first is, of course, addressing that exploratory  15 demo that has to happen on the front facade and any  16 information -- we have written here, any information  17 uncovered will be incorporated into the construction  18 documents clearly doubled so that we can understand  19 what changed and what did not.</p> <p>20 We have a standard lighting condition here  21 that everything should be downcast and not exceed  22 25-foot-candles at the property line. None of the  23 condensers, associated equipment, that roof deck in the  24 back should be visible from the public right-of-way.  25 We have a standard shop drawing condition. We do have</p>	<p style="text-align: right;">Page 90</p> <p>1 a condition here to look at the shutters and more  2 closely revise them. That was added prior to the  3 discussion tonight, but we do have that written in  4 there. And then we have our standard COA conditions at  5 seven through 12. So we have that Certificate of  6 Occupancy condition at seven, planting and landscaping  7 at eight. More detail specs, material submissions at  8 nine. Construction documents needing to be approved at  9 ten. Changes and deviations from the approved drawings  10 need to be addressed and approved by Staff prior to any  11 execution. And just a standard -- I'll call it a  12 standard deviation condition.</p> <p>13 We also had some conditions that were  14 mentioned tonight during Commissioner questions and  15 comments. So the first was to work with Staff to  16 revise the muntin color on the front door. To work  17 with Staff to review and potentially revise the porch  18 column, shape, and locations. To revise the gutter  19 profiles to match the historic site evidence. To  20 review following exploratory demo the possibility of a  21 double window above the door. And then there should  22 have been this written on here from the beginning, but  23 I did admittedly forget about it, that the Applicant  24 will seek a franchise from the City of Jersey City for  25 the construction of that porch staircase, because the</p>
<p style="text-align: right;">Page 91</p> <p>1 porch is past the property line.</p> <p>2 Actually, hold on. I have one more thing  3 to share as part of Staff comments. So in addition to  4 all of the research by the community one of my  5 coworkers was able to locate a historic line drawing of  6 the city that I have pulled up here. So it's  7 admittedly an 1883 drawing. And of course it's a  8 drawing, not a map, not a photograph. However, in the  9 white box here you can see 240 Seventh Street, right,  10 beyond it is Hamilton Park. And you can just make out  11 at that top line or that middle line, where the porch  12 is. So you can see a full width front porch on the  13 building. In regards to that window at the top there  14 it looks like a single window to me, but like I said  15 I'm comfortable with the condition that we review the  16 site evidence there, but we do -- this is the best we  17 could find for the front of the building, but it does  18 show that full-width front porch. I don't know if  19 anyone was still concerned that that may or may not  20 have been there, but we do have some evidence that it  21 was.</p> <p>22 Okay. All of that being said, does anyone  23 have any questions for Staff?</p> <p>24 COMMISSIONER AMATUZZO: One last thing,  25 Maggie. In the 1860 photograph Stephen Gucciardo</p>	<p style="text-align: right;">Page 92</p> <p>1 pointed out the picket fence in the front of the  2 property. We just want to make sure we're not getting  3 iron railings in the front.</p> <p>4 MS. O'NEILL: Okay.</p> <p>5 COMMISSIONER AMATUZZO: I think they should  6 list it.</p> <p>7 VICE CHAIRMAN GUCCIARDO: And there was  8 also discussion about possible evidence of different  9 roof material.</p> <p>10 MS. O'NEILL: Okay. We'll revise --</p> <p>11 COMMISSIONER AMATUZZO: I'm guessing  12 standing seam metal roof.</p> <p>13 MS. O'NEILL: That would be my guess, too.</p> <p>14 CHAIRMAN GORDON: Can we also get some  15 photos of the existing conditions inside the building?</p> <p>16 MS. O'NEILL: Yes. Okay so roof  17 exploration and submission of interior photos.</p> <p>18 VICE CHAIRMAN GUCCIARDO: If you can add to  19 your list, Maggie, I'm sorry. I think there was also  20 mention of potentially moving the ACs.</p> <p>21 MS. O'NEILL: Moving what?</p> <p>22 VICE CHAIRMAN GUCCIARDO: Moving the ACs.  23 The central AC units off -- away from grade, if  24 possible on top of the building.</p> <p>25 MS. O'NEILL: Anthony, on top of the roof?</p>

<p style="text-align: right;">Page 93</p> <p>1 THE WITNESS: I'll put them on top of the</p> <p>2 roof.</p> <p>3 MS. O'NEILL: Okay. So coming back quickly</p> <p>4 to the submission of the interior photos, I'm going to</p> <p>5 condition that that is submitted prior to being</p> <p>6 scheduled at the Zoning Board, right?</p> <p>7 MR. HARRINGTON: Yes.</p> <p>8 MS. O'NEILL: So that the public has the</p> <p>9 ability to review those. Because as much as I</p> <p>10 appreciate those and I'm sure the Commissioners would</p> <p>11 like to see it. If they're not submitted with public</p> <p>12 view there's kind of no point in having interior</p> <p>13 photos.</p> <p>14 MR. HARRINGTON: Sure.</p> <p>15 MS. O'NEILL: Okay. Anyone have any</p> <p>16 questions, comments for Staff? (No response.)</p> <p>17 Okay. So that being said, again, the</p> <p>18 recommendation from Staff is the approval of the</p> <p>19 Certificate of Appropriateness with the conditions and</p> <p>20 the recommendation of approval to the Zoning Board of</p> <p>21 Adjustment.</p> <p>22 COMMISSIONER SANDKAMP: I'll make a motion</p> <p>23 to approve with the conditions that were set up by</p> <p>24 Staff.</p> <p>25 COMMISSIONER SAKONG: Second.</p>	<p style="text-align: right;">Page 94</p> <p>1 MS. O'NEILL: Okay. We'll do roll call</p> <p>2 vote. Commissioner Amatuzzo?</p> <p>3 COMMISSIONER AMATUZZO: Aye.</p> <p>4 MS. O'NEILL: Commissioner Sandkamp?</p> <p>5 COMMISSIONER SANDKAMP: Aye.</p> <p>6 MS. O'NEILL: Commissioner Gunther?</p> <p>7 COMMISSIONER GUNTHER: Aye.</p> <p>8 MS. O'NEILL: Commissioner Lewis?</p> <p>9 COMMISSIONER LEWIS: Aye.</p> <p>10 MS. O'NEILL: Commissioner Sakong?</p> <p>11 COMMISSIONER SAKONG: Aye.</p> <p>12 MS. O'NEILL: Commissioner Cronin?</p> <p>13 COMMISSIONER CRONIN: Aye.</p> <p>14 MS. O'NEILL: Commissioner Garriga is</p> <p>15 absent. Commissioner Blazak is absent. Vice Chair</p> <p>16 Gucciardo?</p> <p>17 VICE CHAIRMAN GUCCIARDO: Aye.</p> <p>18 MS. O'NEILL: And Chairman Gordon?</p> <p>19 CHAIRMAN GORDON: Aye.</p> <p>20 MS. O'NEILL: That is eight votes in favor,</p> <p>21 none against, no abstentions. The COA with conditions</p> <p>22 and recommendations for approval to the Zoning Board is</p> <p>23 approved.</p> <p>24 MR. HARRINGTON: Thank you.</p> <p>25 MR. VANDERMARK: Thank you everyone.</p>
<p style="text-align: right;">Page 95</p> <p>1 MS. O'NEILL: All right. Prior to calling</p> <p>2 our next case I think a break is in order.</p> <p>3 VICE CHAIRMAN GUCCIARDO: Excuse me,</p> <p>4 Maggie. I'm recusing from the next case. And I don't</p> <p>5 think we have anything after that. Oh, no. We have</p> <p>6 the demolition for -- I'll stick around.</p> <p>7 MS. O'NEILL: I'll just bump you down to</p> <p>8 attendee for when you recuse.</p> <p>9 VICE CHAIRMAN GUCCIARDO: Thank you.</p> <p>10 MS. O'NEILL: It's 8:47. Do we want to do</p> <p>11 five minutes, 9:05? What do we want to do?</p> <p>12 CHAIRMAN GORDON: 8:53.</p> <p>13 MS. O'NEILL: Oh, thank you. It would be</p> <p>14 lovely if I could do math today. All right. We'll see</p> <p>15 you all back at 8:53 p.m.</p> <p>16 (Whereupon, a break is taken at 8:47 p.m.)</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 96</p> <p>1 C E R T I F I C A T E</p> <p>2</p> <p>3 I, IRIS LA ROSA, a Notary Public and</p> <p>4 Certified Shorthand Reporter of the State of New</p> <p>5 Jersey, do hereby certify that the foregoing is a true</p> <p>6 and accurate transcript of the testimony as taken</p> <p>7 stenographically by and before me at the time, place,</p> <p>8 and on the date hereinbefore set forth.</p> <p>9 I DO FURTHER CERTIFY that I am neither a</p> <p>10 relative nor employee nor attorney nor counsel of any</p> <p>11 of the parties to this action, and that I am neither a</p> <p>12 relative nor employee of such attorney or counsel, and</p> <p>13 That I am not financially interested in the action.</p> <p>14</p> <p>15</p> <p>16</p> <p>17 _____</p> <p>18 IRIS LA ROSA, CSR, RPR</p> <p>19 Certificate No. 30XI 00162800</p> <p>20</p> <p>21</p> <p>22 Dated: _____</p> <p>23</p> <p>24</p> <p>25</p>

A				
<b>abatement</b> 56:5 76:2	55:23 60:2 92:18	<b>admittedly</b> 90:23 91:7	29:16 30:8,17 31:2,7,13	10:7,10,15,23 11:12 15:8,22
<b>ability</b> 47:12 93:9	<b>added</b> 86:4 90:2	<b>adornments</b> 58:19	33:18,21 34:10 43:15,18,22,25	16:3,15 17:13 17:18 18:5,10
<b>able</b> 28:13 37:24 46:5 56:14 60:25 74:19 82:23 88:14,22 91:5	<b>adding</b> 60:12 69:4	<b>advance</b> 87:15 87:16	44:5 91:24 92:5,11 94:2,3	18:23 20:9 24:3 26:14,16
<b>abreast</b> 63:18	<b>addition</b> 3:10 6:4 9:18,22 10:8,9 13:11 16:5,7,10,14 17:4 18:21,21 18:25 19:1,14 20:8 22:2,4,12 22:15 23:8,13 24:10,14,20 25:7 26:4,12 38:9 41:2 42:8 42:23 43:7 54:10,13 69:20 69:21,22 71:7 91:3	<b>adverse</b> 88:25 89:1	<b>amazing</b> 57:18	26:16 27:25 28:9,12 54:3 54:19,21 55:6 62:6,14 80:14 80:20
<b>absent</b> 94:15,15	<b>additional</b> 8:5 9:20 41:2 45:4 55:10 73:19 81:14 83:12 85:15	<b>aerial</b> 19:5	<b>American</b> 49:14 49:18	<b>applies</b> 82:17
<b>absolutely</b> 37:6 44:3 68:22	<b>additions</b> 23:25 24:25 55:7	<b>affect</b> 87:13,14 87:14	<b>amount</b> 9:17 82:20 87:6 88:10,13,20	<b>apply</b> 47:15 84:20
<b>abstentions</b> 94:21	<b>address</b> 6:6 45:17,19 46:16 51:24 56:24 63:1 71:19 73:8	<b>affirm</b> 4:23	<b>and/or</b> 25:4	<b>appreciate</b> 27:25 28:10 31:6 40:19 41:16 93:10
<b>AC</b> 39:5 60:13 92:23	<b>addressing</b> 28:16 89:14	<b>age</b> 38:12	<b>Angelo</b> 1:4 3:7	<b>appreciated</b> 28:8 60:23
<b>accent</b> 15:13 25:16	<b>adjacent</b> 11:14 11:16 12:17 13:5 16:4 18:18 19:4 22:18 24:22 26:8 42:5,17 42:17 43:8 57:11 60:14 75:8 79:24 80:11	<b>ago</b> 34:7 48:9 61:3	<b>answer</b> 66:15 68:12	<b>approach</b> 28:5 30:25
<b>accept</b> 45:16	<b>addressed</b> 90:10	<b>agree</b> 27:15,22 29:7 33:24 40:25 44:16 65:14 71:6,22 73:25 78:24 79:5,20	<b>answers</b> 41:15	<b>appropriate</b> 5:14 17:7 32:5 36:9 38:10,13 39:15 42:3 62:8 68:16
<b>access</b> 15:17,21 17:1,9,17,19 18:1 19:22	<b>addressing</b> 28:16 89:14	<b>Agreed</b> 27:22	<b>Anthony</b> 1:11 2:3 3:19 4:3,7 4:17 6:4,23 7:7 28:22 31:14 40:23 43:15 45:5 68:12 72:7 73:5 74:9 81:6,11,12 87:5 92:25	<b>Appropriaten...</b> 3:8 89:10 93:19
<b>accesses</b> 22:2	<b>adjoining</b> 60:4	<b>ahead</b> 7:18 46:4 46:6 51:14 56:15 62:11,16	<b>anyway</b> 80:12	<b>approval</b> 10:25 44:21 55:10 82:11,14 89:9 89:10,13 93:18 93:20 94:22
<b>accessing</b> 15:18	<b>Adjustment</b> 3:16 70:22 89:11 93:21	<b>air</b> 23:17,18 39:12	<b>apartment</b> 35:16 56:9	<b>approvals</b> 85:5
<b>accommodate</b> 27:14		<b>align</b> 41:25	<b>apartments</b> 52:19 55:10	<b>approve</b> 50:9,25 53:3 93:23
<b>accomplish</b> 83:1 85:3		<b>aligning</b> 72:3,5	<b>apiece</b> 9:5 10:4	<b>approved</b> 6:9 55:25 68:21 85:25 87:10,11 87:15,16 90:8 90:9,10 94:23
<b>account</b> 66:12		<b>aligns</b> 16:8 41:25 72:2	<b>apologize</b> 47:16	<b>approximate</b> 41:14
<b>accountability</b> 56:1		<b>allotted</b> 16:5	<b>appear</b> 54:3,5 55:22 75:24	<b>approximately</b> 7:23 38:3 42:6 48:22
<b>accountrements</b> 35:7		<b>allow</b> 51:3	<b>appears</b> 29:3	<b>April</b> 3:16 5:13
<b>accurate</b> 4:15 69:20,25 88:5 96:6		<b>allows</b> 77:13,18	<b>applaud</b> 28:18	
<b>achieve</b> 31:9		<b>alteration</b> 56:7 84:13	<b>applicant</b> 1:18 3:5 5:12 68:14 68:23 71:6 73:18 78:3 81:1,2,10,15 82:13,20 84:18 88:22 90:23	
<b>acre</b> 6:19,20		<b>alterations</b> 50:21 51:1	<b>application</b> 3:8 4:15 6:10,11 7:22 8:1,11,12 8:15,16,18,22 9:2,9,14,17,19	
<b>acres</b> 36:16		<b>altered</b> 3:11 79:5		
<b>ACs</b> 38:22 92:20 92:22		<b>alternate</b> 34:11		
<b>action</b> 96:11,13		<b>aluminum</b> 11:5 11:5,6 12:7,7 21:2 23:10 30:13 61:14		
<b>actual</b> 31:19 73:1		<b>Amatuzzo</b> 1:11 28:21,22 29:11		
<b>adaptive</b> 52:20				
<b>add</b> 33:18 44:20 51:4 53:2 54:4				

6:1,19,24 8:5 8:11,17 24:3 53:19 54:2 57:12 58:8,10 58:16,23 <b>apron</b> 23:22 <b>archeological</b> 49:20 50:2,13 50:15 73:10,12 73:15,21 <b>archeology</b> 71:3 <b>architect</b> 55:6 79:12 <b>architectural</b> 7:9 84:9 <b>architecture</b> 7:9 7:16 84:3,4,15 <b>area</b> 17:20 18:16 23:16,17,23 48:10 64:12 74:22 80:9 <b>arrow</b> 49:17 <b>articles</b> 48:21 49:13 <b>articulating</b> 65:10 <b>artifacts</b> 49:18 64:3,10 73:2 <b>asbestos</b> 56:5 76:2,8 <b>aside</b> 54:20 61:5 61:5 <b>asked</b> 40:25 57:23 58:1,3 68:13 <b>asking</b> 85:16 <b>aspects</b> 28:12 <b>asphalt</b> 20:10 <b>asset</b> 67:10 <b>assets</b> 28:15,15 <b>assist</b> 48:14 <b>associated</b> 89:23 <b>association</b> 84:11,19 <b>assumed</b> 76:7 <b>attached</b> 8:22 32:3 59:10 <b>attendance</b> 45:9 <b>attendee</b> 45:21	95:8 <b>attention</b> 66:22 <b>attic</b> 55:1 <b>attorney</b> 1:16,18 96:10,12 <b>attractive</b> 28:2 <b>Austin</b> 1:12 4:20 <b>authenticity</b> 53:12 <b>authority</b> 77:12 81:19,25 <b>available</b> 61:13 <b>Avenue</b> 7:24 63:3 <b>aware</b> 77:19,20 77:23 <b>awareness</b> 66:22 <b>awning</b> 78:13 <b>aye</b> 46:2 68:9 94:3,5,7,9,11 94:13,17,19 <hr/> <b>B</b> <b>B</b> 2:8 57:5,5 63:6,6 <b>B-2</b> 2:11 47:7,9 <b>B-u-r-n-s</b> 56:23 <b>back</b> 5:13,25 6:18 13:10,16 17:21,22 19:4 20:13 22:1,20 25:10,25 30:11 30:23 33:23 36:20 37:14,16 44:12 45:21 57:12 58:10,20 58:23 64:14 69:23 71:8,20 75:9 78:4 79:1 79:6 80:15,16 89:24 93:3 95:15 <b>backyard</b> 17:15 41:24 43:19 55:15,19 77:1 77:6,8 <b>backyards</b> 60:14 <b>baluster</b> 14:10 <b>balustrade</b> 14:5	14:9,11 15:9 20:17 35:19 <b>barrier</b> 12:16 <b>barriers</b> 15:16 <b>barring</b> 53:24 <b>Barrow</b> 52:11 <b>base</b> 11:7 15:1 <b>based</b> 9:25 13:13 14:5,15 17:7 21:9,19 40:13 48:20 87:22 <b>basement</b> 55:1 <b>basements</b> 80:1 <b>basic</b> 20:22 <b>basically</b> 30:6 32:13 75:15 <b>bearing</b> 53:25 <b>beautiful</b> 67:14 <b>beauty</b> 67:5 <b>bed</b> 23:5 <b>bedroom</b> 8:20 18:4 19:25 20:2,4 <b>bedrooms</b> 8:20 8:21 19:16 <b>beefed</b> 63:20 <b>beginning</b> 4:19 47:13,17 86:22 90:22 <b>begins</b> 57:7 <b>behalf</b> 3:6 5:11 <b>believe</b> 5:25 6:19 8:9 16:2 16:21 25:3,18 36:11 48:18 55:4 63:16 <b>benefit</b> 53:6 63:19 <b>Benjamin</b> 1:4 3:7 <b>Bergen</b> 52:12 <b>best</b> 77:24 78:3 79:11 91:16 <b>better</b> 8:15 26:14 28:2 37:1 <b>beveled</b> 21:10 22:22	<b>beyond</b> 70:18 91:10 <b>bicycle</b> 9:17 10:21 <b>big</b> 77:5 <b>bigger</b> 18:16 <b>biggest</b> 61:4 <b>birds</b> 55:21 <b>bit</b> 6:1 21:7 24:21 28:23 65:5 66:5 79:8 80:14 <b>Blazak</b> 94:15 <b>block</b> 1:5 19:7 26:12 38:2 52:25 53:5 55:11 62:4,7 84:25 <b>blowup</b> 12:17 <b>blue</b> 18:5 19:12 <b>bluestone</b> 42:21 43:19 <b>board</b> 1:9,16 3:15 4:7 5:20 6:11 7:16 10:24 23:10 24:8 25:7 52:24 57:22 58:24 59:4 70:22 75:10,24 89:10 93:6,20 94:22 <b>Board's</b> 6:9 58:9 <b>Board-on-boa...</b> 17:15 <b>bones</b> 8:10 <b>Books</b> 48:7 <b>born</b> 83:22 <b>bottom</b> 8:4 25:6 27:19 32:23 45:11 62:15 68:1 <b>bought</b> 48:8,11 52:21 <b>bowel</b> 42:22 <b>bowl</b> 42:25 <b>box</b> 22:16 59:12 59:13 60:10 61:4 91:9	<b>brackets</b> 29:20 29:21 30:20 <b>break</b> 37:7 95:2 95:16 <b>brick</b> 15:3,5 37:16,18 38:10 44:11 <b>brief</b> 4:2 7:19 59:5 <b>briefly</b> 45:14 88:2 <b>bring</b> 22:15 30:2 37:24 38:15 78:4 88:19 <b>bringing</b> 39:3 73:19 <b>brings</b> 3:1 <b>broad</b> 84:2 <b>broadly</b> 84:8 86:14 <b>brought</b> 9:19 30:24 44:9 72:25 <b>build</b> 38:5 53:1 83:10 <b>building</b> 3:12 6:3,13 9:15 10:17 11:13,18 11:24 15:19 16:7,7,18 17:12,22 18:2 18:24 23:19 31:8 32:4 34:21 35:7,16 36:24 39:5 41:4,4,6 43:7,8 47:25 48:1,19 49:2,9,25 50:7 50:8,21 51:4,8 53:21 54:9,12 54:22,23 55:5 56:9 60:22 68:16 69:5,13 69:20 70:13,16 71:22,25 72:2 72:4,8,11,15 72:19,19 74:3 74:6,15 76:10 82:1,9,21
--	---	---	---	--

83:11 84:7,13 84:17 85:22 86:25 91:13,17 92:15,24 <b>buildings</b> 18:17 49:3 52:14 <b>built</b> 21:20 48:20 61:4 66:2 70:14,17 80:8 87:22 <b>bulky</b> 22:11 <b>bump</b> 95:7 <b>burden</b> 73:4 <b>burial</b> 49:21 <b>burials</b> 49:14,18 <b>buried</b> 76:23 78:12 <b>Burns</b> 2:17 56:14,16,20,23 56:23 57:1,8 61:25 <b>bury</b> 80:12 <b>bushes</b> 24:8 <b>business</b> 3:2 47:24 <b>butt</b> 21:12 <b>buying</b> 60:22	<b>Carl</b> 2:11,16 46:14 <b>carried</b> 3:16 <b>carry</b> 30:3 <b>cart</b> 49:19 <b>Cartaret</b> 63:3 <b>case</b> 1:4 3:3,4 43:7 47:14 52:20 83:25 88:20 95:2,4 <b>cash</b> 52:21 <b>cast</b> 26:4,12 <b>categorize</b> 73:14 <b>caught</b> 27:7 <b>cedar</b> 12:8,15 21:4,18 22:21 <b>ceiling</b> 22:13 <b>cement</b> 11:6 23:10 24:8 25:7 <b>center</b> 18:2 19:6 66:5 74:25 75:4 <b>centerlined</b> 75:15 <b>central</b> 12:24 17:23,25 92:23 <b>centralized</b> 16:22 <b>centrally</b> 24:5 25:6 <b>certain</b> 39:11 64:14 65:23 77:15 <b>certainly</b> 27:14 32:15 38:13 44:25 60:24 71:5 72:5,12 74:10,14 75:23 79:8,17,18 80:6 <b>Certificate</b> 3:8 87:5 89:9 90:5 93:19 96:19 <b>Certified</b> 1:24 96:4 <b>certify</b> 96:5,9 <b>Chair</b> 94:15 <b>Chairman</b> 1:10	1:10 3:4 31:6 31:16 32:1,16 32:22 33:2,14 33:20 34:8,15 35:22 36:4,15 36:19 37:12 38:15,21 39:22 40:4,16 44:8 44:18 68:5 72:23 73:20 74:1,17 75:19 75:25 76:11 80:13 82:8,18 83:3,8 87:24 92:7,14,18,22 94:17,18,19 95:3,9,12 <b>chances</b> 21:17 36:13 <b>change</b> 4:14 13:23 24:22 27:20 42:4,6 42:12 43:1 <b>changed</b> 4:16 13:17 30:25 79:8,9 80:20 85:20 88:5 89:19 <b>changes</b> 4:8,16 6:5,24 45:2 87:11 90:9 <b>character</b> 51:11 53:12 <b>characterized</b> 58:22 <b>charcoal</b> 18:6 20:10 25:13 <b>Charles</b> 1:17 3:19 5:11 <b>cheapest</b> 61:13 <b>checking</b> 85:19 <b>checkpoints</b> 83:10 <b>cherished</b> 52:16 <b>cherry</b> 55:19 <b>chime</b> 40:21 <b>chimney</b> 13:15 13:18 53:11 60:12	<b>chimneys</b> 11:25 <b>choosing</b> 35:9 <b>chosen</b> 80:12 <b>Chris</b> 2:18 62:10 62:12,16 63:8 63:11 67:16,23 68:13 84:17 <b>Chris'</b> 71:20 <b>Christopher</b> 62:25 <b>Chuck</b> 3:22 4:6 4:21 5:8 45:5 68:12 73:6 88:3 <b>church</b> 47:24 52:12 <b>circa</b> 3:13 8:6 <b>circular</b> 14:3,18 19:19 29:9 <b>city</b> 1:1,1 3:15 26:11 43:9 49:22 51:7 52:16 53:4 57:2 59:10 62:5,7 63:11 68:18 70:25 73:9 90:24,24 91:6 <b>city's</b> 67:11 <b>clad</b> 23:10 <b>clapboard</b> 21:8 <b>clarify</b> 26:23 44:23 47:11 70:3 <b>clarifying</b> 47:16 <b>classical</b> 3:12 <b>clean</b> 23:6 <b>clear</b> 26:22 34:19 57:13 84:21,21 <b>cleared</b> 33:1 <b>clearly</b> 48:25 65:11 77:9 81:22 89:18 <b>clock</b> 46:25 <b>close</b> 29:8 32:11 33:5 68:3 <b>closed</b> 34:1 <b>closely</b> 90:2	<b>closer</b> 35:8 <b>closing</b> 26:2 <b>CMU</b> 38:6 <b>COA</b> 90:4 94:21 <b>coat</b> 11:6 15:1,5 21:21 <b>coated</b> 38:8 <b>code</b> 17:11 23:19 68:21 76:9 <b>cohesive</b> 35:12 <b>cohesiveness</b> 35:4 <b>Coles</b> 48:9 <b>collaboration</b> 66:16 67:5 81:20 <b>collar</b> 11:22 <b>collections</b> 48:15 <b>color</b> 15:11,13 23:9,11 25:9 25:19,22 26:23 31:19 48:25 85:18,20 90:16 <b>colors</b> 44:14 48:14 <b>column</b> 28:23,24 29:2,4,8,14,15 65:11,18 71:21 71:23 90:18 <b>columns</b> 35:19 59:12,14 60:17 61:6 64:24,25 65:2,2,5,7 <b>combination</b> 34:16 <b>come</b> 28:9 37:2 42:13 73:12 81:13 83:14 <b>comfortable</b> 89:8 91:15 <b>coming</b> 14:19 17:11 20:7,13 93:3 <b>Commencing</b> 1:8 <b>comment</b> 28:7 45:8,14 47:12 47:16 52:8
--	--	---	--	--

68:4 71:18,21 71:22 74:23,25 <b>comments</b> 6:6 17:7 40:22 41:19 44:6,24 45:4,23 46:24 65:15 68:11 70:1 76:13,15 76:17 78:7,17 81:24 90:15 91:3 93:16 <b>Commission</b> 1:1 4:13 5:13,20 7:20 8:17 28:10 38:12 45:17,20 48:19 52:7 53:20 54:1 62:3,5 72:3,11 74:13 77:11 78:2 81:18 85:15 <b>Commission's</b> 54:6 82:4 <b>Commissioner</b> 1:11,11,12,12 1:13,13 5:3,5 26:20 27:2,6 27:16,23 28:6 28:21 29:11,16 30:8,17 31:2,7 31:13,17 33:18 33:21,25 34:10 40:21 41:20 42:19 43:3,15 43:18,22,25 44:5 45:4,24 45:25 53:14 55:17 68:6 76:12,13,16 78:24,25 80:23 83:18 84:22 90:14 91:24 92:5,11 93:22 93:25 94:2,3,4 94:5,6,7,8,9,10 94:11,12,13,14 94:15 <b>Commissioners</b> 26:18 45:22	57:9 58:5 61:21 65:15 78:21 93:10 <b>commitment</b> 75:20,23 83:6 83:6 <b>committed</b> 82:24 83:4 <b>communication</b> 63:20 <b>Communipaw</b> 52:13 <b>community</b> 47:22 52:15 57:14 58:4 59:11 63:16,19 67:2,6 81:3,22 82:21 88:21 91:4 <b>compare</b> 76:21 <b>compatible</b> 50:20 <b>competing</b> 35:12 55:11 <b>complete</b> 53:9 <b>completely</b> 13:5 49:6 59:24 77:3 <b>complexion</b> 80:20 <b>concern</b> 39:6 76:18 <b>concerned</b> 55:12 63:23 64:17 91:19 <b>concerns</b> 74:5 76:2 <b>concert</b> 5:19 <b>conclude</b> 45:5 <b>concludes</b> 26:13 <b>concrete</b> 18:8 23:21 38:1,2 <b>condenser</b> 23:16 <b>condensers</b> 18:10 55:14 60:14 89:23 <b>condition</b> 16:1 16:16 21:24 23:6,25 44:2	85:5 86:4,11 86:14 89:20,25 90:1,6,12 91:15 93:5 <b>conditions</b> 15:21 24:10 25:21 37:15 44:21 82:14,23 85:17 89:12 90:4,13 92:15 93:19,23 94:21 <b>confidence</b> 83:13 <b>confirm</b> 40:5 <b>confused</b> 36:7 <b>confusing</b> 35:3 <b>Connell</b> 1:17 5:11 <b>Conservancy</b> 63:12 <b>consider</b> 34:11 38:14,19 39:1 50:11 58:1 81:16 <b>consideration</b> 56:12 59:5 <b>considerations</b> 39:25 <b>considered</b> 39:13,21 <b>consistent</b> 59:23 59:25 <b>constraint</b> 28:16 <b>constructed</b> 3:13 13:1 60:5 <b>construction</b> 3:9 37:23 38:11 50:7 76:9 80:3 82:12 85:6,8 86:23,24 87:8 87:12 89:17 90:8,25 <b>consult</b> 58:3 <b>consultation</b> 58:7 <b>contain</b> 54:4 <b>contemporane...</b> 52:11 <b>contemporary</b>	28:14 48:20 <b>contention</b> 16:4 <b>continue</b> 81:2,3 <b>continued</b> 48:5 <b>continues</b> 80:19 <b>contract</b> 86:13 <b>contrary</b> 49:17 <b>contribution</b> 58:2 <b>control</b> 55:21 77:13 <b>conventional</b> 37:22 38:11 <b>conversation</b> 27:17 67:2,4 <b>cooking</b> 13:19 <b>cooperation</b> 80:25 81:1,20 <b>copper</b> 30:11 <b>corner</b> 8:4 20:3 29:2 65:4,5,11 72:2,4 79:16 <b>corners</b> 12:11 65:8,12,19 <b>cornice</b> 29:20 <b>correct</b> 26:16 27:5 31:24 32:17,24 36:11 37:21 40:6 42:24 47:4,5 65:18 70:11 72:9 <b>correctly</b> 65:10 67:22 86:20 <b>cost</b> 61:14 <b>counsel</b> 4:14,14 96:10,12 <b>County</b> 47:23 <b>couple</b> 4:12 31:18 40:22 41:5 47:3 48:13 51:4 68:11 88:3 <b>course</b> 15:24 37:10 59:3 71:9 73:16 89:13,14 91:7 <b>COURT</b> 6:25 7:5,10 46:7,12	46:16,19 47:7 51:16,21,24 52:2 56:16,21 56:24 57:3 62:18,23 63:1 63:4 <b>Courts</b> 81:12 <b>cover</b> 8:2 17:20 <b>coverage</b> 9:13 9:15,15 10:16 10:18 19:10 <b>covered</b> 72:24 76:8 <b>covers</b> 5:8 86:14 <b>coworkers</b> 91:5 <b>cows</b> 48:22 <b>crannies</b> 60:8 <b>crawl</b> 55:1 <b>create</b> 30:3 73:3 81:21 <b>created</b> 22:16 38:24,25 <b>crickets</b> 58:16 <b>Criterion</b> 84:1,3 <b>Cronin</b> 1:13 5:5 83:18 84:22 94:12,13 <b>croquet</b> 59:17 <b>CSR</b> 96:18 <b>curious</b> 67:9 <b>current</b> 37:15 48:13 51:2 76:24 <b>curved</b> 14:18 <b>cut</b> 11:21 12:2 24:15 <b>cutoff</b> 13:20
<b>D</b>				
<b>D</b> 2:1 7:12 52:4 52:4 <b>dairy</b> 48:21 <b>damage</b> 49:8 <b>Dan</b> 4:20 <b>DANIEL</b> 1:13 <b>date</b> 96:8 <b>Dated</b> 96:22 <b>dating</b> 47:25 <b>day</b> 25:8 26:5,7				

38:12 43:4 56:6 64:14 <b>days</b> 51:6 <b>deal</b> 73:6 77:6 <b>debatable</b> 29:9 <b>decade</b> 60:25 <b>decades</b> 49:4 <b>decided</b> 52:25 <b>decision</b> 11:23 <b>deck</b> 19:20 20:7 22:2,17,18 24:7 38:25 89:23 <b>decorative</b> 12:21 <b>decreased</b> 10:21 <b>Deed</b> 48:7,24 <b>deep</b> 15:3 54:7,8 54:9,9,10,11 <b>deeper</b> 21:7 <b>deeply</b> 54:16 <b>define</b> 65:12 83:19 <b>defining</b> 65:4 <b>definitely</b> 3:25 8:15 30:25 37:13 44:10 <b>definition</b> 40:10 40:14 <b>degree</b> 39:11 79:9 <b>demo</b> 41:1 82:22 86:21,22 89:15 90:20 <b>demolish</b> 61:20 <b>demolition</b> 41:16 61:22 95:6 <b>den</b> 8:21 <b>density</b> 6:2,17 9:7,8 40:15 53:3 88:7 <b>department</b> 76:10 86:25 <b>depending</b> 26:4 26:6 <b>deposits</b> 49:20 <b>Depot</b> 61:11 <b>depth</b> 22:12 <b>descendants</b>	49:12 <b>describe</b> 41:22 <b>describes</b> 49:14 <b>description</b> 2:9 4:17 <b>design</b> 28:1,19 50:18 <b>designed</b> 23:13 35:19,21 <b>desiring</b> 52:21 <b>despite</b> 58:8 <b>destroyed</b> 53:22 <b>destructive</b> 57:17 <b>detail</b> 27:24 40:23 60:8 90:7 <b>detailed</b> 47:20 85:23 <b>details</b> 25:10 41:12 60:11 61:5 <b>detention</b> 10:23 17:18 55:14 <b>developer</b> 51:3 <b>developer's</b> 51:10 53:22 <b>developers</b> 55:3 57:16,22 58:12 60:21 <b>development</b> 54:22 57:17 84:2,16 <b>deviation</b> 90:12 <b>deviations</b> 90:9 <b>diameter</b> 29:14 <b>Diane</b> 2:17 51:14,14,23 69:2 <b>difference</b> 13:25 <b>different</b> 5:24 13:6 21:21 24:23 26:3 27:10,18 28:12 28:17 32:2 33:12 37:18,20 49:6 66:4 77:3 77:25 92:8 <b>differently</b> 27:8	<b>difficult</b> 39:23 75:10 <b>dig</b> 21:6 <b>digging</b> 64:7 <b>diligently</b> 5:18 57:23 <b>dimension</b> 70:1 <b>dimensional</b> 20:10 22:10 25:14 32:8 <b>dimensions</b> 31:21 69:7,8,9 69:18,20,24 <b>directing</b> 55:12 <b>direction</b> 66:10 <b>directly</b> 18:1 19:8 48:8 <b>dirt</b> 76:25 <b>disappeared</b> 64:16 <b>disarray</b> 72:16 <b>discard</b> 44:4 <b>discarding</b> 74:5 <b>discovered</b> 5:16 8:4 37:11 49:15 57:20 64:6 <b>discussion</b> 5:14 53:19 90:3 92:8 <b>dismayed</b> 54:16 <b>disrepair</b> 74:15 <b>disrupted</b> 64:8 <b>disservice</b> 31:12 59:21 <b>distance</b> 43:11 81:5 <b>district</b> 3:14 6:17,21 8:2,23 10:3,5,14 17:6 18:12,20 49:4 49:7,10 50:18 52:23,25 53:4 53:7 60:22 61:3,9 76:6 89:2 <b>districts</b> 9:16 <b>disturb</b> 49:25 <b>disturbing</b>	63:24 <b>divided</b> 27:3,5 <b>diving</b> 67:9 <b>documentary</b> 73:1 <b>documentation</b> 74:7 <b>documented</b> 50:16 <b>documenting</b> 73:4 <b>documents</b> 86:24,24 89:18 90:8 <b>doing</b> 20:24 21:16,22 31:11 41:1,13 78:1 82:24 85:7 88:18 89:8 <b>door</b> 14:20,20 15:20 25:5 27:7 41:8 57:10 61:12 78:13,14 80:18 90:16,21 <b>doors</b> 11:9 14:23 17:9,23,24 26:21 27:9,11 27:18 75:15 85:18 86:1,17 <b>dormer</b> 20:7 22:1 24:5 <b>double</b> 17:23,24 23:14 66:6 90:21 <b>doubled</b> 89:18 <b>doubling</b> 56:8 <b>doughnut</b> 19:6 <b>downcast</b> 89:21 <b>drawing</b> 29:1 85:6 86:8 89:25 91:5,7,8 <b>drawings</b> 37:20 45:1 85:8 86:5 86:15 87:1,10 89:6 90:9 <b>draws</b> 66:21 <b>driven</b> 77:12 <b>dropped</b> 55:8	<b>drops</b> 79:18 <b>drywall</b> 87:18 87:18 <b>dual</b> 12:23 14:20 <b>due</b> 50:8 59:19 <b>dug</b> 71:8 <b>duly</b> 7:13 46:22 52:4 57:5 63:6 <b>dump</b> 60:19 <b>duplex</b> 20:4,6 54:24 <b>Dutch</b> 49:12 <b>dwelling</b> 6:15 54:24 <hr/> <b>E</b> <b>E</b> 1:14,14 2:1,8 7:12 52:4,4 57:5 63:6 96:1 96:1 <b>earlier</b> 47:21 49:6 78:6 <b>early</b> 51:6 <b>earth</b> 53:13 <b>ease</b> 74:19,19 <b>easily</b> 33:23 40:11 54:18 <b>east</b> 7:25 10:20 11:14,16 12:11 12:12,14,17 18:15 57:11 79:24 <b>eastern</b> 24:20 26:10,10 79:18 <b>echo</b> 65:14 <b>edge</b> 20:22 71:21 81:13 <b>edges</b> 38:24 <b>edification</b> 6:9 <b>effect</b> 88:25 89:1 <b>effort</b> 27:25 40:19 50:19 <b>efforts</b> 28:18 <b>egress</b> 17:11 25:7 <b>eight</b> 5:24 6:16 8:18,19,21,24 9:3,6,25 40:9 40:10 48:10
--	--	--	--	--

55:9,14 90:7 94:20 <b>eight-unit</b> 56:9 <b>either</b> 12:22 21:8,18 35:15 75:17 <b>elder</b> 47:24 <b>elevation</b> 12:6 12:15 20:14 22:20 25:1 30:1 <b>elevations</b> 12:4 15:25 21:5 <b>eliminated</b> 8:25 <b>eliminating</b> 55:9 <b>Ellis</b> 52:13 <b>embark</b> 64:5 <b>embedded</b> 49:18 <b>emit</b> 39:11 <b>employee</b> 96:10 96:12 <b>encasing</b> 30:9 <b>encourage</b> 50:25 67:7,13 <b>encroachment</b> 18:17 26:6 <b>ended</b> 64:16 <b>engagement</b> 63:16 67:2 <b>ensure</b> 56:1 62:6 85:11 <b>enter</b> 18:1 <b>entered</b> 14:23 <b>entertain</b> 36:3 <b>entire</b> 41:4 53:24 58:16 <b>entry</b> 11:9 12:24 14:19 25:5 65:25 66:7 75:16 <b>environment</b> 50:22 <b>equipment</b> 89:23 <b>era</b> 52:11 <b>erasing</b> 53:16 <b>Erie</b> 7:25 <b>error</b> 54:16 <b>especially</b> 34:8	34:10 <b>Esquire</b> 1:15,17 3:6,6 <b>essence</b> 49:24 <b>Essex</b> 15:13 23:9 25:8,16,17 27:1 <b>established</b> 84:5 <b>Estate</b> 48:9 <b>estimate</b> 19:2 <b>eternally</b> 88:15 <b>EVD</b> 2:9 <b>evening</b> 3:5 4:25 7:1 10:25 15:12 16:8 46:9 47:16 51:18 56:18 57:9 58:25 62:20 <b>event</b> 68:24 70:22 <b>every-day</b> 67:13 <b>everybody</b> 17:11 18:18 63:11,12 80:7 <b>everyone's</b> 54:6 <b>evidence</b> 20:24 36:10 72:24 73:1 74:2,8,18 75:21 81:14 82:16 90:19 91:16,20 92:8 <b>exact</b> 21:15 <b>exactly</b> 16:8 69:21 71:12 80:3 <b>example</b> 28:13 56:3 84:4,17 85:16 <b>excavate</b> 53:1 <b>excavated</b> 77:1 77:9 79:25 <b>excavating</b> 56:10 60:1 64:20 <b>excavation</b> 42:9 43:11 49:8 50:10,11,15 51:3 53:13,15	55:18 60:3 71:7,10,11,13 72:24 73:4,8 76:18 77:5 78:18 79:21 89:5 <b>excavations</b> 50:3 50:22 <b>exceed</b> 89:21 <b>excellent</b> 40:23 <b>exceptionally</b> 74:21 <b>excuse</b> 13:8 95:3 <b>execution</b> 90:11 <b>Exhibit</b> 47:7,9 <b>exist</b> 53:21 54:18 <b>existing</b> 10:10 10:20 11:19 12:4 13:15 21:2,8 22:1,11 24:19,24 25:13 25:23 42:18 43:5 54:9,12 60:5,11 70:13 70:16,17,20 75:3 92:15 <b>exists</b> 6:13 8:9 79:16 <b>expand</b> 6:15 <b>expanded</b> 16:9 16:13 <b>expansion</b> 3:10 6:12 50:9 88:7 <b>expensive</b> 87:7 <b>experience</b> 34:24 41:1 64:12 <b>experiences</b> 34:3 <b>expert</b> 7:15 59:1 <b>exploration</b> 20:25 21:17 37:4 44:13 92:17 <b>exploratory</b> 82:22 86:21,22 89:14 90:20 <b>explored</b> 36:25 <b>exposed</b> 17:16	38:16 <b>expressed</b> 81:10 <b>extend</b> 78:10 <b>extended</b> 24:16 <b>extends</b> 77:12 <b>extension</b> 37:14 38:23 64:5 <b>extent</b> 77:16,17 <b>exterior</b> 53:8 71:24 72:5 <b>extract</b> 8:14 <b>extremely</b> 80:6 87:12 <b>eye</b> 27:7 <hr/> <b>F</b> <hr/> <b>F</b> 96:1 <b>fabric</b> 57:24 58:14 72:17 74:5 <b>Fabulous</b> 43:22 <b>facade</b> 3:9 11:9 14:16 20:12,19 21:13 22:24 23:24 31:1,4 35:5 37:7 58:19 60:8 64:23 75:6,18 81:4 89:15 <b>facades</b> 12:9 25:12 <b>face</b> 16:19 28:17 69:13 75:12 <b>facelift</b> 53:8 <b>fact</b> 41:21,21 42:21 57:18 73:21 <b>factored</b> 70:9 <b>factors</b> 64:18 <b>fakestry</b> 59:20 <b>falls</b> 40:10 <b>family</b> 57:10 72:13 84:12,20 <b>famous</b> 83:21 <b>Fantastic</b> 43:23 43:25 <b>far</b> 6:8 10:18 13:16 15:8 48:16 71:6,21	78:10 79:20 82:4 <b>farm</b> 48:20 <b>farmer</b> 47:23 48:22 <b>farmhouse</b> 52:11 59:16 <b>farming</b> 50:23 <b>farmland</b> 48:12 <b>fastened</b> 32:10 32:24 <b>favor</b> 46:1 68:7 94:20 <b>feature</b> 15:20 <b>features</b> 53:9,21 56:4 <b>feed</b> 17:20 <b>feeding</b> 19:19 <b>feel</b> 28:15 35:16 35:17 36:5 54:18 65:8,11 <b>feels</b> 38:13 <b>feet</b> 10:4,4,9,11 10:13,13 14:1 17:4 18:4,12 18:25 19:3,17 20:1,2,4 22:3,4 38:4 42:7 43:11 53:15 54:13 69:14,15 69:16,22 76:23 76:23 77:7 79:17,19 <b>fence</b> 15:14 16:18 25:17,18 35:9 36:21 92:1 <b>fencing</b> 17:16 <b>field</b> 7:16 49:21 <b>fifty</b> 46:25 <b>fighting</b> 52:15 <b>figure</b> 71:12 <b>file</b> 74:10 <b>filing</b> 45:2 <b>financially</b> 61:1 96:13 <b>find</b> 31:3 41:2,3 42:1 66:3 81:13 82:15
---	--	--	--	--

86:13 91:17 <b>finding</b> 66:18 <b>findings</b> 73:2 <b>finds</b> 49:15,16 50:15 <b>finish</b> 31:10 67:16 <b>fire</b> 17:11 <b>firm</b> 7:9 <b>first</b> 3:2,4 4:13 8:7 14:23 15:19 17:14 19:12 20:15 46:4 50:18 59:7 60:20 63:14 71:13 78:23 80:16 85:4,9 89:14 90:15 <b>fit</b> 32:14 61:2 <b>fitting</b> 31:24 <b>five</b> 10:22 46:24 47:2,12,14,15 95:11 <b>flapped</b> 32:19 <b>flat</b> 12:2,4 42:21 60:10 <b>flattened</b> 11:22 13:21 24:15 <b>floor</b> 14:19,23 15:19,19,20 17:14,24 19:12 19:16,17,19,23 19:24 20:5,5 20:15 22:10 24:6 26:22 27:8,12 72:25 74:25 <b>floor-to-floor</b> 22:5,7 <b>floors</b> 27:10,18 54:25 <b>folded</b> 32:25 <b>Foley</b> 1:17 5:11 <b>follow</b> 73:17 82:14 83:6 <b>followed</b> 83:15 87:9 <b>following</b> 45:20	90:20 <b>follows</b> 7:13 46:22 52:5 57:6 63:7 <b>foot</b> 7:23 9:20 10:1,19,20,20 10:21 16:19 18:3,3 20:7 22:6,6,6,6 24:5 69:11,12,13,14 72:1 <b>footprint</b> 18:16 18:24 50:7,9 51:1 <b>foregoing</b> 96:5 <b>foreground</b> 11:14 13:22 23:15 <b>forget</b> 90:23 <b>formality</b> 83:10 <b>former</b> 30:19 <b>forms</b> 86:23 <b>forth</b> 69:19 96:8 <b>fortunate</b> 10:24 43:6 67:8 <b>forward</b> 14:15 <b>found</b> 41:8,8,10 48:7 49:13,18 64:9,10 <b>foundation</b> 15:4 23:4 25:5 37:19 38:2,6 38:16 44:12 56:3 76:25 <b>foundations</b> 37:16 <b>four</b> 8:20 9:5,12 10:22 40:12,13 46:25 52:19 55:10 79:17 <b>four-story</b> 6:3 10:8 11:15,16 54:23 <b>four-unit</b> 6:13 40:11 60:22 <b>fourth</b> 20:5 24:6 <b>foyer</b> 24:11 <b>frame</b> 31:24 32:20	<b>framed</b> 54:23,24 <b>franchise</b> 70:24 90:24 <b>frequently</b> 86:16 <b>fresh</b> 23:18 39:12 <b>front</b> 7:16 10:24 11:8 12:10 14:11,16 15:14 16:17,21 17:3 17:12 18:7 19:23 20:12,14 20:19 21:13 22:3 25:5,12 25:17 28:9 29:22 31:8 35:20 36:14 37:7,19 40:25 41:8 43:20 54:7,8,12 55:20 58:19 59:18 60:17 64:23 65:12,16 65:16 66:13 69:4 70:5,17 70:17,24 75:6 75:24 78:7,9 78:10,13,14 85:18 86:17 88:14 89:15 90:16 91:12,17 91:18 92:1,3 <b>frontage</b> 10:4 <b>full</b> 3:10 7:5 15:23 17:16 25:1 46:12 51:21 56:21 62:23 91:12 <b>full-width</b> 91:18 <b>fully</b> 18:11 24:12 76:14 <b>function</b> 31:22 33:5 45:11 62:14 68:1 <b>functioning</b> 33:4 <b>funny</b> 65:25 <b>further</b> 67:13 81:9 96:9 <b>future</b> 24:19	51:11 <hr/> <b>G</b> <hr/> <b>gable</b> 10:11 11:19 12:2 20:11 21:24,25 24:6,14 25:24 <b>gabled</b> 20:5 24:14 <b>Garretson</b> 8:7 8:14 9:24 10:12 11:19 12:22 13:4 14:17 47:21 48:8,11,21,24 49:15 52:8 53:7 84:12,19 <b>Garriga</b> 94:14 <b>gate</b> 12:10 17:2 18:6,7 35:20 36:2,14 69:12 86:2 <b>gates</b> 15:15 35:15,20 60:13 <b>gaudy</b> 84:24 <b>general</b> 80:9 84:2 <b>generally</b> 73:13 <b>generations</b> 51:12 <b>generous</b> 16:17 17:15 22:9 24:4 <b>Gentile</b> 1:4 3:7 <b>gentle</b> 56:2 <b>gentleman</b> 13:24 <b>getting</b> 65:7 85:10 92:2 <b>ghost</b> 30:19 31:3 41:3 <b>ghosting</b> 65:22 78:7,11 <b>give</b> 4:2,8 7:19 37:1 80:19 85:16 87:19 <b>given</b> 58:10,10 86:25 <b>giving</b> 34:19 47:15 85:8	<b>go</b> 7:18 32:20,22 35:24 37:14 45:14 46:4,6,6 47:12 51:14 56:15 62:11,16 68:10 69:8 75:9 79:1,6 81:5,9,21 82:5 87:4,20 88:2 88:12 89:5,13 <b>God</b> 63:25 <b>goes</b> 10:18 36:22 <b>going</b> 4:1 6:22 13:16 14:13,25 14:25 16:1,21 16:25 17:22 19:3 20:23 21:22 22:10,12 24:9 25:10,19 26:9,25 29:19 30:2,2,14,15 32:13 33:16 34:14 35:10,24 36:1 37:3,14 37:22,23,25 38:1,2,6,7 41:2 41:3,14 42:3,8 42:9,10 43:13 44:14 55:15 60:18 64:5,20 66:24 69:21 71:20 75:20 78:11,19 80:6 80:15 81:24 82:6,14 85:4 85:12,13,19 86:9,20 87:14 87:19,22 88:2 88:25 93:4 <b>good</b> 31:9 41:13 42:2,6 58:3 59:3 61:8 62:3 75:16 78:2 <b>Gordon</b> 1:10 3:4 72:23 73:20 74:1,17 75:19 75:25 76:11 92:14 94:18,19 95:12
--	---	---	---	---

<b>gotten</b> 8:15	82:8,18 83:3,8	53:3,25 73:17	<b>hinges</b> 33:22	49:11,16 50:4
<b>grade</b> 9:21	87:24 91:25	89:15	41:11 44:11	50:17 51:1,6
13:23 17:19	92:7,18,22	<b>happened</b> 58:6	<b>historic</b> 1:1,20	52:8 53:7
18:1 24:22	94:16,17 95:3	58:10 83:22	3:14 5:19 6:17	72:13,18 80:9
38:4,22 39:5,7	95:9	87:7	6:21 8:2,23	<b>Homestead's</b>
39:10 42:4,6,8	<b>guess</b> 92:13	<b>happening</b> 61:7	9:11,16 10:3,5	51:11
42:11,12 43:1	<b>guessing</b> 92:11	<b>happens</b> 37:8	10:14 16:7	<b>honestly</b> 64:11
43:4 76:22,24	<b>guided</b> 20:23	86:21 87:2	17:6 18:12,20	<b>hoop</b> 59:17
77:3 79:13	49:22 75:21	<b>happy</b> 28:4	28:15 47:24	83:23
92:23	<b>guidelines</b> 10:3	68:15,20 74:12	49:3,4,7,10	<b>hope</b> 31:5
<b>grades</b> 42:17	50:6,13 61:17	<b>hard</b> 62:5 80:15	50:10,17,18	<b>hopeful</b> 5:20
<b>grading</b> 13:5	<b>Gunther</b> 1:13	<b>Harrington</b> 1:17	52:22,24 53:4	<b>hopefully</b> 31:2
41:23 60:5	26:20 27:2,6	3:21,23 4:1,10	53:7,12,18,20	<b>hoping</b> 15:4
79:3,5	27:16,23 68:6	5:1,10,11	53:21,24 56:4	30:13 66:2,9
<b>grant</b> 50:6	94:6,7	44:20 45:6	56:8 58:14	67:12
<b>granted</b> 69:17	<b>gut</b> 34:20 36:8	68:22 71:15	61:2 64:2	<b>house</b> 8:7,9,10
<b>graphic</b> 21:23	53:9,23 59:24	72:7 93:7,14	66:17 67:6	11:15,17 12:19
<b>grass</b> 23:23	<b>gutter</b> 29:18,19	94:24	72:17 73:11	12:22 13:9,10
<b>grassed</b> 17:20	29:21,22,25	<b>Harsimus</b> 47:22	74:5 76:6	13:20 14:12,15
<b>grateful</b> 88:15	30:4,9,11,12	48:12	77:16 81:8	14:17,21 15:2
<b>gray</b> 18:7 20:10	30:13,19,22	<b>head</b> 12:23 33:1	82:3,15 89:1,2	20:12 23:9
25:13	31:8 44:13	<b>heads</b> 49:17	90:19 91:5	25:22,23,24
<b>great</b> 5:2 28:13	65:16 90:18	<b>hear</b> 36:11	<b>historical</b> 48:16	34:4 36:14,16
29:5 31:10	<b>guy</b> 86:9	58:11	49:24 52:9	57:11,24 61:12
37:13 44:18	<b>guys</b> 4:17,21	<b>heard</b> 4:13	56:7,10 57:24	66:1 77:6,8,21
45:7 49:17	71:18 85:15	48:22 64:13	58:1,20 59:1,2	79:3,7 80:11
63:10 71:17	<b>gypsum</b> 75:10	74:4,6,23,24	60:1,11,18,22	<b>housekeeping</b>
79:20 83:16		<b>hearing</b> 4:21	60:23 61:5,16	4:12
87:6	<b>H</b>	47:13,20	62:2 83:22,24	<b>HPC</b> 3:17 44:17
<b>greater</b> 18:17,21	<b>H</b> 2:8 7:12 46:21	<b>heating</b> 13:19	84:19	49:22 50:6,14
19:14 43:11	<b>H20-357</b> 1:4 3:5	<b>heavily</b> 19:7	<b>historically</b> 59:9	50:25 89:8
79:19	<b>half</b> 38:4 57:1	72:11	61:18 73:9	<b>Hudson</b> 47:22
<b>Greek</b> 3:12	<b>halted</b> 71:11	<b>heavy</b> 21:14	<b>history</b> 49:7	<b>human</b> 64:9
<b>green</b> 15:13 23:9	<b>Hamilton</b> 3:14	23:5	50:23 57:20	<b>humbly</b> 50:5
25:8,16,16,18	8:1,8 48:12,23	<b>height</b> 3:10	59:10,22 84:2	<b>hundreds</b> 64:8
27:1,13	49:7 52:22	10:14	84:8	<b>hung</b> 23:14
<b>groove</b> 21:9 25:4	53:6 56:8 84:7	<b>heights</b> 22:5,7	<b>hold</b> 29:21 91:2	<b>HVAC</b> 55:14
<b>ground</b> 39:24	89:2 91:10	22:13	<b>hole</b> 19:6	
50:2 79:7	<b>hand</b> 4:3 6:22	<b>help</b> 65:22 88:19	<b>home</b> 26:11 36:6	<b>I</b>
<b>Gucciardo</b> 1:10	46:8 51:17	<b>helpful</b> 87:25	55:21 56:7	<b>identify</b> 65:23
31:6,16,17	56:17 62:19	<b>hereinbefore</b>	61:11	<b>III</b> 1:17
32:1,16,22	71:8	96:8	<b>homeowner</b>	<b>illustrates</b> 48:25
33:2,14,20,25	<b>handled</b> 76:4,9	<b>Hi</b> 63:10	80:24	<b>image</b> 48:15
34:8,15 35:22	<b>handling</b> 23:18	<b>hiding</b> 57:21	<b>homes</b> 8:8	<b>images</b> 38:17
36:4,15,19	<b>handrail</b> 14:5,6	<b>higher</b> 22:16	<b>homestead</b> 8:14	<b>imagine</b> 34:22
37:12 38:15,21	<b>hands</b> 45:8,13	73:3	9:24 10:12	76:3
39:22 40:4,16	59:3 68:3	<b>highlight</b> 59:5	11:11,19 12:1	<b>immediately</b>
44:8,18 55:17	<b>hanging</b> 65:9	<b>Highlighted</b>	13:4 14:17	57:11
68:5 80:13	<b>happen</b> 35:4	9:23	47:20 49:1,4,9	<b>impact</b> 54:21

<b>impacts</b> 58:14 60:3	78:9 80:17,19 82:2 89:16,16	92:3	<b>key</b> 57:23	<b>landmark</b> 51:7 77:25 80:21 81:16
<b>importance</b> 66:22	<b>input</b> 36:12	<b>irreparable</b> 49:8	<b>key-contributi...</b> 3:11	<b>landmarked</b> 52:17 81:17
<b>important</b> 33:6 35:6 44:1 48:18 55:20 62:6 63:17,17 67:7 73:23	<b>inset</b> 71:25	<b>Island</b> 52:13	<b>kind</b> 9:18,21 20:14 28:24 32:3 34:16 37:4 38:18 55:25 63:20,23 64:2,4,9 65:5,7 65:9,12,19 67:12 75:3 77:21,25 79:12 93:12	<b>Landmarks</b> 52:16 63:12
<b>improved</b> 27:24 40:19	<b>inside</b> 22:11 23:19 24:12 53:20 57:24 59:24 72:20 74:16 75:11 87:13 92:15	<b>isolated</b> 49:16	<b>kinds</b> 41:10,12	<b>landscape</b> 53:17
<b>in-depth</b> 67:4	<b>isolators</b> 39:10	<b>issue</b> 54:19	<b>kitchen</b> 77:21	<b>landscaped</b> 17:15
<b>inaccuracies</b> 54:4	<b>issues</b> 28:17 41:17 54:17 58:21,23 60:12 73:12	<b>item</b> 4:20 34:16	<b>knew</b> 60:21	<b>landscaping</b> 17:1 19:8 90:6
<b>inaccurate</b> 69:7 69:25	<b>installation</b> 86:6 86:12	<b>items</b> 44:15 71:8	<b>know</b> 6:8 8:7 9:11,21,25 11:23 14:15 15:6 21:2,15 22:22 25:12 26:2 29:4,8 30:19,21 31:22 32:7,12 33:1,6 35:5,6 36:13 36:22 38:3,11 39:16,22 47:2 47:2 48:16,21 58:15 59:7 64:11,11 65:10 66:1,10,20 67:3 71:22 72:23 75:8 77:11 79:19 80:3 82:22,25 83:10,23 86:16 88:15 91:18	<b>lap</b> 12:19 21:9 25:4
<b>inappropriate</b> 56:11	<b>intact</b> 48:1 62:8	<b>J</b>	<b>knows</b> 63:25	<b>large</b> 11:2 57:16 80:8
<b>inch</b> 54:15 69:23	<b>intending</b> 33:15	<b>J</b> 1:17 46:21		<b>late</b> 82:1
<b>inches</b> 10:9,11 10:13 16:19 19:1 22:3,4 41:5 54:13 69:15,15,16 72:1	<b>intensive</b> 28:4	<b>J-o-h-a-n-s-s-...</b> 46:15		<b>layer</b> 22:23 56:2
<b>include</b> 6:11	<b>intent</b> 43:3	<b>jam</b> 75:7		<b>layers</b> 21:1,21 41:7 75:6,11 75:18
<b>including</b> 35:5 35:14 60:4,11 60:13,15	<b>intention</b> 32:9	<b>Janelle</b> 1:13 48:4		<b>layman</b> 49:19
<b>incorporated</b> 89:17	<b>intentions</b> 32:6 63:21	<b>jeopardizing</b> 53:17		<b>lead</b> 19:22 56:4 76:2,7
<b>increase</b> 9:21 22:13	<b>interested</b> 67:9 68:19 96:13	<b>Jersey</b> 1:1 3:15 7:24 43:9 49:22 51:7 52:16 53:4 57:2 62:4 63:11 73:9 90:24 96:5		<b>leader</b> 29:25 30:6
<b>increased</b> 10:11 10:19 16:12 24:2 39:4	<b>interior</b> 3:9 49:23 53:24 72:8,10,14 74:3,14 92:17 93:4,12	<b>job</b> 41:14 78:2		<b>leads</b> 18:9
<b>independently</b> 27:19	<b>interesting</b> 48:5 77:7	<b>Johansson</b> 2:11 2:16 46:7,11 46:14,14,18,23 47:5,19 60:9 72:25 80:18		<b>learned</b> 12:25
<b>indicated</b> 58:24	<b>Interior's</b> 50:6 50:13	<b>join</b> 4:9		<b>leave</b> 14:25 42:17 50:1 54:14
<b>indication</b> 37:9	<b>interpretation</b> 14:14	<b>jointed</b> 21:12		<b>led</b> 12:24
<b>indicator</b> 75:7	<b>introduced</b> 25:25 65:1	<b>JONATHAN</b> 1:15		<b>left</b> 14:21 53:15
<b>individual</b> 51:7 77:25 80:21 81:16 87:3	<b>introduces</b> 23:22	<b>jotted</b> 68:11		<b>left-hand</b> 20:3
<b>individually</b> 52:17	<b>introducing</b> 20:15	<b>Jr</b> 2:3 7:8		<b>length</b> 69:4
<b>influences</b> 3:13	<b>invested</b> 66:25	<b>judge</b> 47:23		<b>let's</b> 37:2 85:15
<b>information</b> 34:20 48:6	<b>investigate</b> 57:23	<b>jump</b> 7:18		<b>letter</b> 87:7,19
	<b>investigation</b> 59:8	<b>K</b>		<b>level</b> 19:25 27:8 66:3 79:20 80:2
	<b>investment</b> 61:8	<b>K</b> 7:12		<b>leveling</b> 50:23
	<b>invitation</b> 45:15	<b>keep</b> 22:24 63:17		<b>Lewis</b> 1:12 45:24 94:8,9
	<b>involved</b> 41:22	<b>KELLIE</b> 1:12		<b>liberties</b> 32:9
	<b>Iris</b> 47:6 96:3,18	<b>Kenneth</b> 3:6		<b>librarian</b> 48:4
	<b>iron</b> 14:8,11 29:15 81:14			<b>lie</b> 43:8
				<b>lift-off</b> 33:22 41:11
				<b>light</b> 27:3,5 66:7

72:24	<b>locate</b> 91:5	40:11,24 54:7	23:3,5 56:3	<b>meets</b> 43:5
<b>lighting</b> 89:20	<b>located</b> 24:5	63:24 64:12,13	<b>mass</b> 26:5	<b>member</b> 47:22
<b>like-for-like</b>	25:6	64:18 65:14	<b>match</b> 10:12	<b>members</b> 1:9
55:3	<b>location</b> 16:22	66:24 76:25,25	15:11 16:1	2:15 45:9
<b>limitations</b>	17:23	78:8 81:9,20	17:23 20:16	58:24 59:4
88:16	<b>locations</b> 20:19	84:13	23:1,11 36:3	62:12 67:24
<b>limits</b> 80:24	25:3 42:10	<b>lots</b> 9:5 10:2	37:11 43:4	74:4
<b>line</b> 10:10,11	90:18	19:7 41:25	90:19	<b>memorialize</b>
11:3,8,8,21	<b>Loew's</b> 52:13	52:24	<b>matched</b> 25:22	44:14
12:2,10,21,22	<b>long</b> 28:10 61:15	<b>loud</b> 55:16 66:20	<b>matches</b> 21:4	<b>mention</b> 65:22
13:18,25 14:18	64:21 81:21	<b>lovely</b> 95:14	23:9 87:21	66:14 92:20
15:13,14 16:12	<b>longer</b> 8:25	<b>low</b> 73:9,15,21	<b>matching</b> 15:9	<b>mentioned</b> 5:12
16:18 18:6,7	31:20 88:5	<b>Ls</b> 55:4	27:9	5:23 64:2 88:3
19:13 20:11	<b>look</b> 11:13 13:10	<b>lucky</b> 43:14	<b>material</b> 15:24	90:14
22:7,15 25:15	18:13,16 19:5	<b>lumber</b> 22:10	22:25 23:2	<b>merging</b> 23:25
25:17,18,19	20:12 25:20		25:8 34:12	<b>met</b> 6:19
30:4,22 31:10	29:7,9 33:4	<hr/> <b>M</b> <hr/>	35:2,4 37:3,10	<b>metal</b> 34:17,22
35:21 36:2,14	35:8 58:19	<b>M</b> 7:12 46:21	37:18 44:4,12	35:15 44:11
37:8 39:2,13	62:6 64:24	<b>machinery</b>	85:24 90:7	60:13 92:12
39:18 40:10	65:18 71:23	37:24	92:9	<b>methodical</b>
42:13 43:8	72:1 75:13	<b>Maggie</b> 1:20 5:3	<b>materials</b> 35:10	28:11
44:13 50:5	76:20 79:15	5:12,23 45:1	35:13 37:4	<b>Michelstet</b> 48:4
69:12,12,18,18	84:19 85:10,22	66:15 71:11	54:3 65:23	<b>mid-block</b> 7:23
69:21,23 70:6	85:25 86:1,1,2	72:12,23 75:25	<b>math</b> 95:14	<b>midday</b> 26:9
70:8,14,21	86:20 90:1	81:24 91:25	<b>matter</b> 1:3 35:7	<b>middle</b> 55:15
71:21,24,24	<b>looked</b> 24:10	92:19 95:4	45:10 67:25	91:11
89:22 91:1,5	26:22 30:10	<b>main</b> 13:10	82:11	<b>mimic</b> 20:17
91:11,11	37:17 64:25	65:25	<b>matters</b> 82:25	<b>mimics</b> 75:3
<b>lines</b> 17:2	70:4	<b>maintain</b> 39:23	<b>Mattias</b> 2:11,16	<b>mind</b> 36:4,22
<b>link</b> 49:5 51:6	<b>looking</b> 12:14	<b>maintained</b>	46:4,14 47:2	40:2 63:18
<b>lip</b> 61:6	38:5 69:8,11	14:22 44:3	47:11,18 57:19	74:19
<b>lipstick</b> 58:18	69:12,13 76:19	<b>major</b> 49:7 51:2	<b>maximizing</b>	<b>mindful</b> 80:6
<b>list</b> 92:6,19	84:15	58:1	62:1	<b>minds</b> 74:19
<b>listen</b> 81:3	<b>looks</b> 13:11 14:3	<b>majority</b> 22:9	<b>mean</b> 29:4 39:9	<b>mine</b> 60:4
<b>little</b> 3:22 5:23	21:7,14 22:21	<b>making</b> 28:15	74:10 83:19,21	<b>minimal</b> 50:21
6:1 12:21 21:7	24:12 25:21	42:22 83:2	83:23 84:22	87:12
24:21 28:23	27:8 28:24	<b>manner</b> 61:19	<b>means</b> 17:10	<b>minimize</b> 58:13
36:7 41:12	29:5,5,9,18	<b>Mansion</b> 52:12	25:6 38:11	<b>minimum</b> 74:17
57:14,15 58:5	35:1 36:20	<b>manufacture</b>	61:11 75:9	<b>minor</b> 27:24
64:25 65:19,25	38:23 41:23	86:6,11	<b>measurements</b>	49:16
66:4,5 83:13	42:6 71:25	<b>manufacturer</b>	54:4 69:3	<b>minutes</b> 45:19
<b>live</b> 39:4 57:10	72:19 79:17	86:8	<b>mechanicals</b>	46:24 95:11
72:15	86:2 91:14	<b>map</b> 91:8	14:24	<b>mischaracteri...</b>
<b>living</b> 54:25 61:9	<b>losing</b> 53:9	<b>Maria</b> 3:5	<b>meeting</b> 3:17 6:6	54:20
64:16	<b>lot</b> 1:5 9:4,13,15	<b>mark</b> 47:6	6:7 8:5 17:8	<b>misleading</b>
<b>LLP</b> 1:17	10:5,18 19:10	<b>marked</b> 47:8,10	48:3 53:20	55:22
<b>load</b> 53:25	19:10 21:21	<b>masonry</b> 11:3	55:23 57:14	<b>mixed</b> 37:16
<b>loads</b> 49:19	24:18,23 27:25	11:15 13:18	74:12 85:12	<b>modern</b> 25:8
<b>local</b> 48:10	34:20 39:6	15:3,6 20:22	87:23	<b>modernize</b>

11:24 <b>modification</b> 41:23 <b>modify</b> 61:10 <b>moment</b> 14:7 29:24 35:18 <b>Monday</b> 1:7 <b>money</b> 66:24 <b>monolithic</b> 37:25 38:7 <b>months</b> 58:6 <b>mortar</b> 23:5 <b>mother/daugh...</b> 72:14 <b>motion</b> 45:23,24 47:13 68:3,5 93:22 <b>move</b> 45:7 <b>moved</b> 45:20 <b>moving</b> 92:20,21 92:22 <b>multi-unit</b> 36:24 <b>multifamily</b> 6:15 9:10,10 40:14 <b>multiple</b> 54:20 74:4,21 <b>municipal</b> 17:21 <b>munтин</b> 44:13 90:16 <b>munтинs</b> 27:20 85:18 <b>MVMK</b> 7:9	87:3 <b>necessary</b> 61:19 <b>need</b> 55:9,10 61:17,18,19 70:24 75:20 85:16,24 87:15 90:10 <b>needed</b> 17:21 <b>needing</b> 90:8 <b>needs</b> 24:18 35:12 85:9 <b>neighbor</b> 11:16 12:17 24:23 42:5 <b>neighborhood</b> 56:8 58:8 62:7 80:8 88:24 <b>neighboring</b> 41:25 <b>neighbors</b> 11:15 13:5 16:4 17:8 18:18 19:4 22:18 39:6 40:2 55:13,16 57:19 58:3 59:8 63:15,18 63:22 64:2 67:1,8 88:11 <b>neither</b> 96:9,11 <b>never</b> 22:8 59:15 59:17 77:9 <b>new</b> 20:15 25:5 28:4 29:23 34:8,10 48:15 52:12 58:23 60:12 96:4 <b>newspaper</b> 48:20 49:13 <b>nice</b> 66:19,23 <b>nine</b> 45:12 62:15 68:2 90:8 <b>nod</b> 70:23 <b>noise</b> 39:6,11 <b>non-existing</b> 11:10 <b>non-habitable</b> 55:1,1 <b>nonconforming</b> 3:11 6:12	<b>nooks</b> 60:7 <b>normal</b> 86:15 <b>normally</b> 65:9 <b>Notary</b> 96:3 <b>note</b> 54:2 <b>notes</b> 4:12 7:14 14:7 <b>noting</b> 55:17 85:6 <b>number</b> 40:6,8,8 44:9 49:17 81:7 85:5 <b>numerous</b> 49:14 <hr/> <b>O</b> <b>O</b> 7:12 46:21,21 57:5 63:6 <b>O'NEILL</b> 1:20 3:1,18,24 4:6 4:11 5:7 7:14 26:18 41:18 44:6,22 45:3,7 46:1,3 47:1,6 47:11 51:13 52:6 56:13 57:7 61:23 62:10 63:8 67:16,23 68:7 68:10 69:1 70:3,9,13,16 71:2,17 72:21 73:5,25 74:9 76:5,14 78:21 82:6,9,19 83:4 83:16,25 85:1 88:1 92:4,10 92:13,16,21,25 93:3,8,15 94:1 94:4,6,8,10,12 94:14,18,20 95:1,7,10,13 <b>oak</b> 21:18 <b>obnoxious</b> 66:21 <b>obscuring</b> 53:10 <b>obvious</b> 58:17 62:1 <b>obviously</b> 4:13 11:23 15:5 17:1 35:24	36:23 38:23 39:7 44:12 45:1 68:18 72:13,17 89:4 <b>occasion</b> 87:13 <b>Occupancy</b> 87:5 90:6 <b>occupant</b> 21:19 <b>occupants</b> 72:15 <b>occur</b> 43:10 <b>occurs</b> 43:10 <b>October</b> 1:7 <b>odd</b> 64:25 <b>offense</b> 72:15 <b>Office</b> 66:17 67:6 73:11 <b>offset</b> 65:5 75:5 75:9,14 <b>Oh</b> 95:5,13 <b>okay</b> 4:1,10,22 5:7 7:19 16:9 27:19 37:12 38:20 44:6 45:3,7 51:14 52:6 57:7 62:10 67:23 69:15 72:21 83:1 88:1 91:22 92:4,10 92:16 93:3,15 93:17 94:1 <b>old</b> 3:2 43:19 48:25 52:12 83:20 <b>Older</b> 52:12 <b>oldest</b> 8:8 84:6,6 84:7 <b>on-site</b> 73:17 <b>once</b> 20:1,24 30:17 37:11 77:6 <b>one-off</b> 73:14 <b>one-story</b> 11:3 14:2 <b>ones</b> 27:20 86:16 <b>online</b> 7:21 <b>open</b> 3:19 39:12 45:23 76:12 <b>opening</b> 14:25	32:14 <b>opens</b> 80:18 <b>opine</b> 79:12 <b>opinion</b> 77:5 82:19 84:24 <b>opportunity</b> 52:8 83:13,14 83:16 <b>opposed</b> 40:14 <b>opposite</b> 15:16 17:2 <b>orchestration</b> 66:3 <b>order</b> 45:17 86:7 95:2 <b>ordinance</b> 77:12 77:13,18 83:7 <b>orientation</b> 48:14 <b>original</b> 8:3,21 9:14 10:7,10 11:10 12:9,19 12:20,22,25 14:1,21 15:9 16:5 20:12 22:23,25 23:1 24:3,13 25:25 34:19 35:17 37:9 41:9 50:7 52:18 53:9,10 53:16 55:5 60:7,8 72:13 72:18 78:11 79:13,16 <b>out-of-town</b> 52:20 <b>outdoor</b> 39:16 39:20 <b>outreach</b> 57:15 <b>outside</b> 39:8 75:12 87:14 <b>overlaid</b> 48:13 <b>overseeing</b> 73:4 <b>oversight</b> 53:25 56:1 <b>oversized</b> 9:4 10:5 <b>overview</b> 4:3 5:9 7:19
--	--	--	--	---

<b>owner</b> 33:11 47:21 63:21 66:17 77:14,14 80:25 <b>Owners</b> 3:7 <b>ownership</b> 38:14 39:14 <b>owning</b> 61:9 <b>oyster</b> 49:19	25:12 32:13 44:17 62:7 65:9 67:14 85:4 87:3 91:3 <b>partially</b> 12:3 <b>particular</b> 24:13 36:7 83:25 <b>particularly</b> 64:23 <b>parties</b> 96:11 <b>patch</b> 24:24 <b>patience</b> 40:17 63:13 67:21 <b>pattern</b> 84:15 <b>patterns</b> 84:2,8 <b>Paul</b> 1:11 28:22 <b>paver</b> 18:8 23:21 <b>pavers</b> 18:6 42:19 <b>peak</b> 22:7 <b>pediment</b> 11:8 12:20 15:23 20:13 <b>peel</b> 75:5 81:11 83:11 <b>people</b> 7:20 59:17 78:19 83:23 88:19 <b>people's</b> 74:18 <b>percent</b> 10:16 10:17 18:19 19:10 <b>Perez</b> 2:18 62:18 62:22,25,25 63:3,10,11 67:18 74:24 <b>perfect</b> 81:4 <b>performed</b> 50:14 <b>perimeter</b> 17:16 23:20 39:19 42:7,11,16 43:14 53:15 <b>permanent</b> 56:6 85:19 <b>permeable</b> 42:19,20 <b>permits</b> 85:9,10	85:14 86:19 <b>permitted</b> 6:17 6:20 9:5,7,11 9:16 10:14,17 10:18 16:6 17:5 18:19 26:6 40:9,9 <b>permitting</b> 50:11 87:1,3 <b>persist</b> 54:17 <b>persists</b> 55:6 <b>person</b> 27:17 83:22 <b>Peter's</b> 52:14 <b>ph</b> 48:4 <b>phase</b> 49:6 <b>phone</b> 4:2,9 45:12 62:16 68:2 <b>photo</b> 5:16,17 8:14 9:24 10:12 13:3 29:6 30:22 36:20,21 75:4 75:13 <b>photograph</b> 8:3 8:13 11:2 12:18 13:2,16 13:22 14:16 20:18 21:13,20 24:13 29:4 34:18,19 42:2 42:3 60:9 71:23 75:3,4 76:19,20,20,21 79:2,4,6,14,16 79:22,23 91:8 91:25 <b>photographed</b> 72:11 <b>photographic</b> 74:7,18 <b>photographs</b> 8:6 74:13 <b>photos</b> 37:15 47:24 55:5 74:1 92:15,17 93:4,13 <b>physical</b> 51:5	<b>pick</b> 64:23 <b>picket</b> 36:21 92:1 <b>picture</b> 28:24 <b>piece</b> 27:12 <b>pieces</b> 12:21 20:14 <b>pig</b> 58:18 <b>pine</b> 13:8,8 20:20 21:18 33:10,17 34:3 34:5,7,9,11,13 <b>pintails</b> 41:11 <b>pitch</b> 25:25 <b>place</b> 14:25 61:4 75:9,23 84:23 96:7 <b>placement</b> 65:18 65:23 <b>places</b> 32:4 <b>plain</b> 61:22 <b>plan</b> 17:10,14 42:20 64:4 71:16 <b>planning</b> 37:17 58:13,13 <b>plans</b> 50:2 51:10 58:1 59:20 85:12,19 87:9 88:23 <b>planter</b> 16:18,23 16:24 17:3 22:16 70:24 <b>planters</b> 12:11 <b>planting</b> 90:6 <b>plantings</b> 39:1 <b>plate</b> 21:15 <b>play</b> 42:10 64:4 64:20 <b>playing</b> 59:17 83:23 <b>please</b> 7:6 28:23 45:10 46:7,12 46:17,20 50:12 51:16,21,25 52:3 56:16,21 56:25 57:4 62:18,23 63:2 63:5	<b>plethora</b> 74:13 <b>plus</b> 8:21 54:12 54:12,12,25 <b>pockets</b> 41:9 <b>point</b> 11:20 12:24 13:20 14:20 17:2 18:1 21:24 31:1 32:25 39:2 60:20 64:3 75:16 76:5,15 77:4 77:10,13 78:6 84:5 93:12 <b>pointed</b> 65:15 81:23 92:1 <b>pointing</b> 31:7 <b>points</b> 15:17 16:4 17:9,17 59:5 64:22 80:23 81:11,12 <b>porch</b> 12:23 14:2,18 19:19 25:14,18 28:23 35:11 40:25 54:8,12 65:8 71:24 78:7,9 78:10,15,16 81:15 84:24,25 90:17,25 91:1 91:11,12,18 <b>porches</b> 34:17 <b>Porro</b> 3:6 <b>portion</b> 22:3 24:20 26:7,10 79:18 <b>portions</b> 5:8 <b>positioning</b> 65:2 <b>positive</b> 88:24 <b>possibility</b> 65:6 75:16 90:20 <b>possible</b> 54:11 61:4,18 65:18 92:8,24 <b>potential</b> 76:2 <b>potentially</b> 14:6 14:10 35:5,24 36:1 39:18 49:21 53:17
---	---	---	--	--

72:1 74:5 75:8 90:17 92:20 <b>Powerhouse</b> 52:14 <b>practical</b> 36:24 39:24 <b>pre-Civil</b> 52:10 <b>pre-existing</b> 11:1 12:10 13:9 15:1,21 16:1,16,19,25 18:24 19:15 20:16,18,19,24 21:16,23 23:5 23:24 24:2,7,9 25:2,11,21 <b>PRECISION</b> 1:23 <b>predated</b> 5:17 <b>predates</b> 49:2 <b>preexisting</b> 9:22 11:22 12:1 18:13 22:7 <b>Prep</b> 52:14 <b>present</b> 1:9,19 4:21 57:12 60:6 <b>presentation</b> 2:11 26:13 47:3,9 <b>presented</b> 5:25 6:18 50:14 80:17 <b>preservation</b> 1:1 1:20 59:2,2,24 60:1 61:6 66:17 67:6 73:11 81:8 <b>preserve</b> 58:14 73:23 <b>preserved</b> 50:16 51:11 60:16 <b>press</b> 45:12 62:15 68:2 <b>pressure</b> 34:13 <b>pretend</b> 60:15 <b>pretty</b> 42:6 60:17 65:3 67:19 76:3	86:16 <b>prevent</b> 42:15 <b>previous</b> 8:16 17:8 <b>previously</b> 7:15 7:21 26:15 33:8 39:14 46:24 <b>primary</b> 31:3 <b>Principal</b> 7:8 <b>prior</b> 8:4 57:16 86:6,11 90:2 90:10 93:5 95:1 <b>privacy</b> 22:17 24:7 38:25 <b>private</b> 19:20 20:6 39:16 77:2 <b>probably</b> 11:21 13:12,13,17,19 13:23,24,25,25 14:24 19:3 21:3,5 34:25 35:1 39:23 41:3 42:3 65:24 66:24 69:8 80:11,22 80:23 <b>probing</b> 20:25 21:22 <b>problem</b> 3:22 72:4 86:10 <b>procedure</b> 71:4 <b>procedures</b> 71:6 <b>proceed</b> 46:20 52:3 57:4 63:5 66:12 <b>PROCEEDIN...</b> 1:5 <b>process</b> 6:10 53:18 64:9,20 67:14 72:9 73:7 82:2,12 83:9 87:3 <b>produce</b> 39:5 <b>product</b> 37:1 <b>productive</b> 78:19	<b>professionals</b> 73:19 <b>profile</b> 11:18 <b>profiled</b> 29:25 <b>profiles</b> 90:19 <b>project</b> 4:16,17 5:19,21,22,23 5:25 6:18,23 10:22 19:3 37:1 40:19,24 41:17 57:17 58:4,8,11,21 58:22 61:22 63:13 65:5,16 66:25 67:21 70:25 88:5 89:11 <b>projection</b> 20:14 <b>projects</b> 39:4 81:5 87:22 <b>prominent</b> 47:22 <b>promote</b> 3:20 46:5 62:11 67:7 <b>promoted</b> 45:16 45:17 62:12 <b>properties</b> 42:17 43:5,9 49:24 53:1,12,18 59:10 60:4 79:24 <b>property</b> 5:15 5:17 6:13 8:6 9:8 11:3 12:11 12:13 14:4 16:10,12,22 17:9 23:20 24:21 26:8 35:9 36:17,23 37:25 38:19,22 40:1 42:5,7,16 47:21 50:20 52:21 53:16,24 57:10,21,25 58:2,15 59:9 59:12,15,18,22 59:24 60:16,18 60:21,24 61:2	63:21,24 66:13 66:17 68:18,25 69:10,12,18,18 69:23 70:6,8 70:14,18 73:2 74:22 77:14,15 77:15,17 80:7 80:19,21,24 81:5,16,17 88:12 89:22 91:1 92:2 <b>property's</b> 52:18 <b>proportion</b> 32:3 <b>proportions</b> 33:5 <b>proposal</b> 8:24 54:17 55:8,18 62:1 88:14 89:3 <b>proposals</b> 6:3 <b>propose</b> 51:5 68:15 <b>proposed</b> 9:13 17:4 18:20 20:8 22:5,9,17 23:8,9 25:11 25:24 50:22 54:10,13,22 55:22 59:20 65:4 84:16 <b>proposing</b> 5:24 6:2 8:18 10:8 15:10,15 16:8 20:10 21:25 23:16 53:23 <b>protect</b> 34:1 39:25 77:16 78:3 <b>protection</b> 36:17 <b>protocol</b> 64:6 <b>provide</b> 7:1 46:9 50:20 51:18 56:18 62:20 74:12 85:13 <b>provided</b> 76:19 <b>provides</b> 23:18 51:6 72:25 <b>providing</b> 24:1 <b>public</b> 2:15 11:4	19:21 38:17 45:8,9,14,23 47:12,15 62:13 67:24 68:3 70:19 71:18 74:4 77:11,18 77:19 89:24 93:8,11 96:3 <b>publicly</b> 52:10 <b>published</b> 48:17 <b>pull</b> 39:12 83:17 <b>pulled</b> 70:4 91:6 <b>purchase</b> 86:6,7 86:12 <b>purpose</b> 52:19 <b>purposes</b> 17:11 84:9,14 <b>push</b> 58:22 <b>put</b> 16:21 21:5 22:11 33:23 36:19 39:15 58:18 59:3 61:12 68:17,24 74:18,19 77:21 82:21 84:18 86:7 88:11 93:1 <b>putting</b> 31:8 39:1
<b>Q</b>				
<b>qualified</b> 7:15 <b>question</b> 26:20 28:21 29:17 38:22 43:16 44:8 46:23 53:14 66:15 68:13 69:2 71:2 76:1 82:7 83:19 85:2 <b>questioning</b> 58:25 <b>questions</b> 26:19 28:7 31:17,18 40:17,24 41:19 41:21 44:6 45:4 68:11 69:2 78:22 90:14 91:23				

93:16 <b>quick</b> 5:9 <b>quickly</b> 93:3 <b>quite</b> 33:12 42:22 48:18 79:8 80:8,14	81:5 83:20,24 88:12,18 <b>rear</b> 3:10 6:4 10:9,19 15:18 16:6,10,11,13 17:14,17,19 18:9,11,17 19:2,7,14 20:1 22:14 23:16,21 23:22,24 24:8 24:10,18 25:7 37:19 38:22 39:15 41:24 42:14,18 43:2 53:10,16 54:10 54:14 55:4,13 56:10 60:8 63:24 64:5 69:5 70:10 71:3 76:24 <b>reason</b> 11:25 12:3 39:3 58:17 67:3 <b>reasonable</b> 50:19 <b>reasoning</b> 10:1 <b>reasons</b> 13:17 76:17 <b>rebuilding</b> 53:10 <b>recall</b> 57:12 <b>receive</b> 10:25 70:23 <b>received</b> 47:8,9 <b>recommend</b> 89:9 <b>recommendati...</b> 3:15 44:17 93:18,20 <b>recommendati...</b> 94:22 <b>recommended</b> 89:12 <b>recommends</b> 50:1 68:3 72:3 <b>reconfiguration</b> 53:23 <b>record</b> 5:2,4,10 70:4 79:12	<b>recovery</b> 73:10 73:15,21 <b>recuse</b> 95:8 <b>recusing</b> 95:4 <b>red</b> 15:3 18:25 19:13 23:5 <b>redevelopment</b> 53:4 <b>rediscovery</b> 48:18 <b>reduced</b> 9:14 10:16 <b>reduction</b> 9:8 <b>refile</b> 45:1 <b>reflect</b> 86:21 <b>reframe</b> 82:7 <b>regard</b> 66:18 84:10 <b>regarding</b> 40:25 58:12 68:13 69:3 71:3 <b>regardless</b> 82:16 <b>regards</b> 69:4 91:13 <b>regular</b> 3:17 31:8 34:13 <b>reinforced</b> 38:1 38:6 <b>reinstating</b> 20:11 21:25 <b>rejected</b> 54:19 <b>REKSTAD</b> 1:15 <b>related</b> 60:20 <b>relative</b> 96:10 96:12 <b>rely</b> 88:18 <b>remain</b> 43:13 <b>remained</b> 48:1 <b>remaining</b> 72:19 <b>remains</b> 62:8 64:9 80:4,9 <b>remarkably</b> 48:1 <b>remediation</b> 76:8 <b>remember</b> 69:9 79:22 <b>remnant</b> 78:14 78:15	<b>Remote</b> 1:5,7 <b>removal</b> 53:11 56:2 <b>remove</b> 15:1,5 15:24 50:23 55:18 66:2 <b>removed</b> 11:11 11:20 13:15 16:17 21:24 65:21 75:18 76:22 <b>removing</b> 15:16 20:13,13 <b>rendering</b> 25:20 26:23 31:19,19 55:22 <b>renovated</b> 13:20 24:12 31:1 72:20 <b>renovation</b> 53:23 75:21,22 <b>renovations</b> 3:9 <b>rental</b> 53:2 <b>reopen</b> 3:19 <b>repair</b> 24:24 <b>repaired</b> 33:23 <b>repairing</b> 12:1 <b>repeatedly</b> 54:23 <b>replace</b> 61:13,18 <b>replaced</b> 16:17 <b>replacement</b> 11:5 12:7,15 24:11 <b>replant</b> 17:1 <b>repoint</b> 15:6 <b>report</b> 78:23 83:17 85:2 88:2,4 <b>Reporter</b> 6:25 7:5,10 46:7,12 46:16,19 47:7 51:16,21,24 52:2 56:16,21 56:24 57:3 62:18,23 63:1 63:4 96:4 <b>Reporters</b> 1:24 <b>REPORTING</b>	1:23 <b>representation</b> 32:8 <b>represented</b> 42:21 79:4 <b>representing</b> 4:15 <b>represents</b> 58:2 <b>require</b> 8:25 51:2 68:17 73:18 <b>required</b> 9:16 19:1 40:6 <b>requires</b> 10:15 50:20 <b>research</b> 28:1 33:9 48:3,5 57:15 82:21 88:11 91:4 <b>researching</b> 48:7 <b>residence</b> 77:2 <b>residents</b> 67:13 <b>resort</b> 61:20,21 <b>resource</b> 67:10 73:22 89:1 <b>resources</b> 50:2 67:11,15 88:19 <b>respect</b> 59:19 <b>respond</b> 75:1 <b>response</b> 93:16 <b>restoration</b> 3:9 5:15,22 8:12 8:13 9:24 14:7 15:23 20:23 22:11 23:7 25:2 29:23 34:4 81:7,7,8 <b>restoration-type</b> 15:7 <b>restore</b> 15:5 16:25 23:1 61:17 <b>restored</b> 20:22 25:5 <b>restoring</b> 66:13 <b>result</b> 17:25 31:9 89:2 <b>retain</b> 42:15
---	--	--	---	---

43:12	<b>right-hand</b> 8:4	<b>S</b>	26:21 27:11	<b>sensitivity</b> 62:2
<b>retaining</b> 42:15	36:21	<b>S</b> 1:14 2:8 46:21	34:15 40:18	<b>sent</b> 47:2
43:18	<b>right-of-way</b>	46:21,21 57:5	45:25 60:20	<b>separate</b> 86:4
<b>retention</b> 71:8	11:4 38:18	63:6	68:6 71:2 75:8	<b>separately</b> 50:1
<b>Return</b> 61:8	70:20 71:1	<b>sacrificing</b> 53:2	85:23 93:25	<b>seriously</b> 66:12
<b>reuse</b> 52:20	89:24	<b>safeguards</b> 62:8	<b>second-floor</b>	<b>serous</b> 64:5
<b>reused</b> 44:3	<b>rights</b> 77:14	<b>Saint</b> 52:14	19:21	<b>serves</b> 49:5
<b>revenue</b> 62:2	<b>rigorous</b> 28:11	<b>Sakong</b> 1:12 5:3	<b>secondary</b> 15:17	<b>service</b> 1:23
<b>review</b> 72:8	<b>roaming</b> 48:23	28:6 41:20	<b>Secretary</b> 49:23	14:24 61:6
84:14 86:17	<b>Robert</b> 1:10	42:19 43:3	50:5,12	<b>session</b> 57:13
87:1 90:17,20	2:17 3:2,18	78:24 93:25	<b>section</b> 14:2	58:9
91:15 93:9	56:14,14,23	94:10,11	25:23,24 42:14	<b>set</b> 11:6 36:16
<b>reviewed</b> 5:4,6	<b>role</b> 82:4	<b>Sakong's</b> 53:14	<b>security</b> 15:15	37:23 45:2
54:5 83:11	<b>roll</b> 94:1	<b>Sandkamp</b> 1:11	35:14	93:23 96:8
85:21 86:3,5	<b>rolling</b> 48:12	40:21 45:25	<b>see</b> 4:5 8:2 11:7	<b>setback</b> 9:21
86:19,24 89:5	<b>roof</b> 10:10 11:8	76:12,16 78:25	11:14,19 12:6	16:6,11,13
89:6,7	11:21,23 12:1	80:23 81:12	12:12,18,23	18:12,15 19:2
<b>reviewing</b> 51:9	12:3,4,21	93:22 94:4,5	13:4 14:1	24:1,3,4 54:8
53:20	13:18,21 20:9	<b>sash</b> 34:2	16:10,16 17:10	54:11,12,14
<b>revise</b> 85:18	22:2,17,18	<b>sashes</b> 31:24	18:14 21:1,20	69:3,6 70:10
88:23 90:2,16	23:17 24:7,15	34:2	22:14 23:3,15	<b>setbacks</b> 10:19
90:17,18 92:10	25:14 29:18	<b>satisfying</b> 81:22	24:17,21 26:11	<b>setting</b> 28:14
<b>revised</b> 59:20	30:4 31:10	<b>save</b> 52:15	29:2,19,24	35:8 36:8,18
<b>revival</b> 3:12,13	37:2,4 39:2,13	<b>saw</b> 47:24	30:18 32:4,23	36:23 40:1
<b>richer</b> 59:11	39:13 44:12,13	<b>saying</b> 32:12	35:4 37:2	<b>Settlers</b> 49:12
<b>right</b> 3:1,22 6:14	78:16 89:23	81:3,25 87:7	41:13,17 42:1	<b>seven</b> 90:5,6
7:18 16:24	92:9,12,16,25	<b>says</b> 36:4 49:24	42:4 45:8,13	<b>Seventh</b> 1:5 7:22
18:4 21:2,6	93:2	82:16	46:4 49:3	7:24 46:18
28:14 31:1	<b>roofing</b> 37:10	<b>scale</b> 48:11	51:14 53:21	52:1,9 57:1
33:3 35:22	<b>rooftop</b> 23:17	<b>scaled</b> 26:15	54:16 55:12	59:18 91:9
36:15 37:23	55:12	<b>scarce</b> 55:11	56:14 75:2	<b>shadow</b> 26:3,4
39:9 41:8,13	<b>room</b> 64:16 66:9	<b>scenario</b> 73:6	76:3 78:5,11	26:12
41:18 43:5	<b>ROSA</b> 96:3,18	<b>scheduled</b> 93:6	78:13 79:13,24	<b>shake</b> 12:8,15
45:22 46:8	<b>rotting</b> 34:5	<b>scheme</b> 15:12	81:11 82:20	21:4
47:1 51:13,17	<b>round</b> 28:24	<b>scope</b> 58:11	84:23 86:16	<b>shallower</b> 22:12
55:15 56:13,17	29:3,5,12	<b>screen</b> 7:18	88:25 91:9,12	<b>shame</b> 44:4
60:14 62:16,19	64:24 65:20	23:16 38:25	93:11 95:14	<b>shape</b> 15:7
63:8,14 65:3,7	80:16	45:11 46:3	<b>seeing</b> 30:14,16	24:17 90:18
68:2 69:1 70:2	<b>rounded</b> 30:11	62:15 68:1	44:7 77:7	<b>share</b> 7:18 46:3
74:11 75:5	<b>routinely</b> 76:3	<b>screened</b> 18:11	<b>seek</b> 90:24	48:6 63:15
76:11,13,21	<b>row</b> 11:15,16	23:17 39:19	<b>seeking</b> 6:15 9:9	91:3
77:15,22 80:1	60:13	<b>scupper</b> 30:24	<b>seen</b> 7:21 28:9	<b>shared</b> 63:16
80:3,11,11	<b>RPR</b> 96:18	<b>se</b> 19:6	<b>sees</b> 5:20 68:2	<b>sheathing</b> 22:25
81:9 82:13	<b>rules</b> 45:14	<b>seam</b> 21:10 29:2	<b>selective</b> 41:16	23:2
83:2,5,8 84:14	61:10,10,16	92:12	<b>send</b> 86:8	<b>shed</b> 66:7
84:23 85:1,7,9	<b>run</b> 43:2 61:11	<b>second</b> 4:20	<b>Senior</b> 1:20	<b>shells</b> 49:19
85:14,17 86:12	61:15	14:19 15:19,20	<b>sense</b> 83:2	<b>shingle</b> 20:11
88:16,17 91:9	<b>Rutgers</b> 48:4	17:24 19:16,17	<b>sensitive</b> 61:19	25:14
93:6 95:1,14		19:18,23 25:6	81:18	<b>shop</b> 86:5,8,14

87:1,10 89:6 89:25 <b>Shorthand</b> 1:24 96:4 <b>show</b> 4:4 9:18 47:4,25 91:18 <b>showed</b> 37:13,14 42:20 60:9 <b>showing</b> 17:14 76:25 81:1 <b>shown</b> 25:20 79:23 <b>showplaces</b> 62:4 <b>shows</b> 19:14 48:9,11 <b>shutter</b> 15:10,13 20:20 25:16 31:22,23 32:10 32:12 <b>shutters</b> 13:8,12 31:18,20 32:6 32:18 33:22 34:12 41:12 44:11 85:25 90:1 <b>side</b> 11:18 12:6,9 12:12,13,15,16 14:4 18:8 20:14 21:4 22:20 23:20,22 24:2,15,17,22 25:12 30:1,6 30:24 32:4,25 35:15,20 36:21 42:13 43:2 55:13 71:25 72:5 86:2 <b>sides</b> 9:20 13:18 15:16,17 16:14 17:2 18:15 19:4 20:17 22:19 23:1 36:17 42:18 43:12 50:3 65:10 <b>sidewalk</b> 16:19 18:7 35:6,10 42:13 43:20 69:11	<b>siding</b> 11:5 12:19 13:7 15:24 21:2,9 21:10,16 22:21 22:22,23 23:10 24:8 25:4,8 30:20 41:2 65:21 66:2 75:12 78:12 <b>sign</b> 4:1 85:22 <b>signage</b> 66:18,19 66:21 67:13 68:14,16,24 84:18 <b>signed</b> 61:10 85:21 <b>significance</b> 52:9 60:24 82:1,10 <b>significant</b> 41:23 42:12 49:20 50:3,10 53:13 57:20 59:9 60:12 74:21 80:18 83:15,19,20,21 84:1,4,7,9,11 <b>significantly</b> 56:9 79:6 <b>sill</b> 21:14 33:1 34:1 <b>similar</b> 73:8 <b>simple</b> 23:10 25:4 29:25 61:22 <b>simply</b> 16:13 17:10 <b>simulated</b> 27:3,5 <b>single</b> 56:7 72:13 85:7 91:14 <b>sit</b> 82:25 <b>site</b> 7:23 13:6 17:10 20:24 35:8 36:8,22 40:1 41:22 42:20 43:4 50:1,8,22,24 51:8 66:22	67:4 75:21 82:15,15 87:20 90:19 91:16 <b>siting</b> 41:24 <b>sits</b> 49:5 57:25 60:2 <b>situation</b> 82:4 <b>six</b> 20:18 34:5 58:6 <b>size</b> 13:13 31:23 53:13 56:8,10 58:11 <b>skin</b> 75:5,6,18 <b>skirts</b> 59:17 83:24 <b>slab</b> 38:1,2,7 <b>slapping</b> 59:12 <b>slender</b> 29:10 <b>slides</b> 2:11 47:3 <b>slightly</b> 22:15 27:11 82:7 <b>sloped</b> 12:3 <b>slowly</b> 17:20 <b>small</b> 16:20 21:25 24:25 29:21 <b>smaller</b> 6:1 8:16 13:8 26:5 <b>Society</b> 48:16 <b>soft</b> 34:6 <b>soil</b> 42:15 43:13 <b>soil's</b> 43:13 <b>soliciting</b> 57:19 <b>someone's</b> 64:16 <b>sorry</b> 70:15 92:19 <b>sort</b> 11:7 12:19 14:2,10,24 21:9,14 22:21 24:11 27:7,7 27:20 28:16,16 29:19 30:12 42:21,22 64:19 65:9 66:16,19 70:23 75:7 79:2 <b>Sounds</b> 55:15 <b>space</b> 38:24 39:16,20 54:14	54:25 55:2 <b>spaces</b> 10:21 <b>speak</b> 45:10 62:13 67:25 74:7 75:17 <b>speaking</b> 28:22 <b>speced</b> 87:18 <b>special</b> 38:18 81:21 <b>Specialist</b> 1:20 <b>species</b> 21:15 33:13 <b>specific</b> 73:2,6 86:7 <b>specifically</b> 44:23 69:3 76:1 86:15 88:10 <b>specifications</b> 85:24 <b>specify</b> 47:14 <b>specs</b> 90:7 <b>spell</b> 7:6 46:13 51:22 56:22 62:24 <b>spend</b> 87:6 <b>spotted</b> 54:18 <b>spouts</b> 55:12 <b>square</b> 28:25 29:1,4 <b>squared</b> 65:1,20 <b>stability</b> 53:17 <b>stack</b> 53:11 <b>stacks</b> 60:12 <b>Staff</b> 5:8,19 7:14 27:17 44:24 68:2,10,23 74:11,13 76:14 78:22 81:24 83:17 85:2 88:2,4,16 90:10,15,17 91:3,23 93:16 93:18,24 <b>stained</b> 12:8 21:4 <b>stair</b> 11:3 14:3,8 14:18 16:16 19:19 70:24	<b>staircase</b> 34:18 35:11,18 66:8 70:17,17 90:25 <b>staircases</b> 12:24 <b>stairs</b> 14:22 <b>stand</b> 27:21 34:6 <b>stand-alone</b> 79:22 <b>standard</b> 50:18 83:5 85:5 89:7 89:20,25 90:4 90:11,12 <b>standards</b> 49:23 59:2 73:17 <b>standing</b> 13:24 92:12 <b>stands</b> 18:14 69:22,22 <b>star</b> 4:4 45:12 62:15 68:2 <b>start</b> 20:24 21:16 24:21 30:18 37:6 46:24 64:7,20 77:7 86:22 <b>started</b> 4:11 36:7 67:1 <b>starts</b> 47:18 50:15 52:6 63:9 <b>state</b> 5:3 7:5 46:12 51:21 56:21 61:25 62:23 73:11 74:3 79:2 96:4 <b>stated</b> 74:20 79:10 <b>statement</b> 27:15 <b>states</b> 50:19 <b>status</b> 51:7 78:1 <b>stay</b> 35:25 <b>stayed</b> 18:18 <b>steel</b> 35:21 36:3 <b>stenographica...</b> 96:7 <b>step</b> 6:9 43:1 <b>Stephen</b> 1:10 47:20 48:8,10 48:21 85:2
--	--	--	---	---

<p>91:25  <b>stick</b> 38:4 95:6  <b>sticks</b> 84:24  <b>stipulate</b> 50:12  <b>stone</b> 18:6 37:15  <b>stoop</b> 11:10  70:20  <b>stop</b> 46:3  <b>stories</b> 64:13  <b>storm</b> 61:12  <b>stormwater</b>  10:22 17:17  55:14  <b>story</b> 49:12  65:24  <b>straight</b> 61:21  <b>straight-on</b> 11:2  <b>street</b> 1:5 7:22  7:24,25 13:25  16:20 46:18  52:1,9 55:11  55:23 57:1  59:18 91:9  <b>streetscape</b> 81:4  <b>string</b> 70:1  <b>stringing</b> 69:17  <b>strip</b> 22:20  <b>stripping</b> 22:24  30:18 37:7  <b>structural</b> 60:3  <b>structure</b> 9:22  11:1,4 12:5  13:1 14:1,21  18:13 19:8  22:1,5 24:19  24:24 25:2,13  34:23 35:17,25  40:12 50:21  51:2 65:3,13  72:18 77:16  79:23  <b>structures</b> 8:8  19:9 22:8  26:11  <b>struggled</b> 80:14  <b>struggling</b> 34:16  <b>stucco</b> 41:5 56:2  <b>studies</b> 26:3  <b>studio</b> 18:3,3</p>	<p><b>studios</b> 8:20  17:25 19:12  <b>stuff</b> 86:23 87:2  <b>style</b> 36:6  <b>subdivided</b> 9:4  10:2 40:12  <b>subject</b> 44:25  57:10 61:16  <b>submission</b>  92:17 93:4  <b>submissions</b>  85:24 90:7  <b>submitted</b> 85:9  93:5,11  <b>submitting</b>  57:16  <b>substantial</b>  13:23 42:9  <b>successful</b> 27:11  <b>suggested</b> 73:3  84:17  <b>suggests</b> 49:20  73:22  <b>sun</b> 26:8  <b>supplementing</b>  67:10  <b>support</b> 74:2,8  <b>sure</b> 4:18 5:10  7:7 30:17  31:20 32:17  33:20 34:22  43:17 44:17  61:25 64:1,13  64:19 67:21  78:2,3 79:4,9  82:8 84:20  85:3,20 86:20  87:20,21 92:2  93:10,14  <b>surround</b> 22:16  <b>surrounding</b>  53:18  <b>survey</b> 50:13  <b>surviving</b> 49:2  <b>swear</b> 7:1 45:19  46:8 51:15,17  56:15,17 62:16  62:19  <b>swell</b> 79:8</p>	<p><b>swing</b> 26:10  58:21  <b>swings</b> 26:8  <b>switch</b> 87:17  <b>switched</b> 8:11  <b>sworn</b> 2:15 7:11  7:13 46:6,20  46:22 52:3,5  57:4,6 63:5,7  <b>symmetrical</b>  66:1  <b>system</b> 10:23  14:9 15:10  17:3,18,21  18:8 20:20  23:11,14,21  25:22 29:21  30:7,24 36:3  44:13 55:14  <b>systems</b> 22:10</p> <hr/> <p style="text-align: center;"><b>T</b></p> <hr/> <p><b>T</b> 2:8 7:12 46:21  46:21 52:4  57:5 63:6 96:1  96:1  <b>T-i-d-e-r</b> 51:23  <b>tail</b> 87:4  <b>take</b> 4:17 35:8  58:20 62:5  73:23 75:22  80:1 81:6 82:6  86:23  <b>taken</b> 11:25 32:8  33:23 46:2  66:12 68:8  70:1 79:21  95:16 96:6  <b>takes</b> 13:3 38:3  69:15,16  <b>talk</b> 78:23  <b>talked</b> 9:25  64:15  <b>talking</b> 79:2  <b>tasteful</b> 66:20,21  <b>tax</b> 8:3,12 12:18  14:16 30:22  75:4,13  <b>team</b> 87:5</p>	<p><b>technical</b> 81:8  <b>technically</b>  19:20 69:10  70:25  <b>tell</b> 13:7 36:9  49:11 66:10  75:10 77:20  <b>telling</b> 35:23  69:19  <b>tells</b> 34:20,25  36:8  <b>ten</b> 6:1 8:19,23  8:24 9:7 40:9  55:8 85:5 90:9  <b>ten-unit</b> 6:18  <b>tenanted</b> 52:19  <b>tenants</b> 15:18  55:16  <b>term</b> 81:8  <b>Terminal</b> 52:13  <b>terms</b> 33:5  <b>terrain</b> 49:25  <b>terrific</b> 5:21  <b>testifies</b> 7:13  46:22 52:5  57:6 63:7  <b>testify</b> 3:24  <b>testimony</b> 3:19  7:1 45:5 46:8  51:17 56:17  62:19 96:6  <b>textured</b> 37:19  <b>thank</b> 5:7 7:10  7:17 26:17  28:3,20 31:15  37:12 40:20,22  41:17 44:5,18  46:19 47:19  51:9,12,13  52:2,7 55:16  56:12,13 57:3  57:8,8 62:10  63:4,10,12  67:20,22 76:11  94:24,25 95:9  95:13  <b>thanks</b> 3:18  40:17 59:7  62:2,8 67:23</p>	<p>78:20  <b>Theatre</b> 52:13  <b>thick</b> 38:1  <b>thin</b> 14:9 35:2  <b>thing</b> 23:19 27:6  30:5 32:2  33:24 59:21  61:8 66:14  67:14 73:14  79:11 83:22  85:7,23 91:2  91:24  <b>things</b> 44:9  57:23 58:19  61:14 63:14  64:14 66:10  77:8 78:8 85:3  85:20 86:18,20  87:9,16 88:3  89:4,7  <b>think</b> 5:21 13:16  14:16,20 17:6  26:14,16 27:24  28:8,13 30:9  30:10,12 31:9  31:11,18 32:5  32:9,19,19  33:2,6,8,10  36:25,25 38:9  40:23,24 41:3  41:14 42:2  44:16 57:12  58:9 59:23,25  63:14,18 66:18  66:23 67:2,7  69:6,7,24,25  71:5,15 74:17  75:19 77:18  78:1,6,8,10,12  78:18,20 79:1  81:15 83:5  88:23 89:8  92:5,19 95:2,5  <b>thinking</b> 9:3  13:12 32:18  36:1 37:22  <b>third</b> 19:24 20:4  26:21 65:23  74:25</p>
--	---	---	--	--

<b>thorough</b> 28:8	90:3,14	42:10 78:2	<b>understand</b> 13:6	25:18 37:8
<b>thoroughly</b> 54:5	<b>top</b> 13:12 21:11	<b>trying</b> 36:5	34:18 59:15,16	39:16
<b>thought</b> 25:25	32:23 34:1	39:25 41:14	80:7,15 89:18	<b>upward</b> 24:16
39:14 64:24	38:23 39:13	42:15 77:16	<b>understanding</b>	<b>urban</b> 36:18
73:7	56:3 91:11,13	<b>turn</b> 45:18 46:5	5:15 67:4	<b>urged</b> 57:22
<b>thoughts</b> 61:24	92:24,25 93:1	<b>turned</b> 14:14	<b>understated</b>	<b>urging</b> 58:9
<b>three</b> 10:2 19:25	<b>topography</b>	<b>turning</b> 60:7,10	54:21 88:12	<b>use</b> 3:11 6:12
20:10 25:13	42:22 60:1	<b>turns</b> 8:6 82:1	<b>Understood</b>	9:10 37:17
32:7 45:19	<b>torn</b> 61:3 72:16	<b>two</b> 8:19,20,21	40:3,16 75:19	40:13 43:20
47:14 78:17	<b>total</b> 53:11	9:4 12:20	82:18	45:10 50:20
79:17 88:16,18	54:13	15:15 16:21	<b>undisturbed</b>	62:14 67:25
<b>three-story</b> 6:4	<b>totaled</b> 9:6	17:2,9,10,24	49:5	88:8
10:8 18:25	<b>totaling</b> 8:21	18:4 19:9,12	<b>unearth</b> 66:9	<b>uses</b> 25:7
20:8 22:2	18:25	19:16,16 20:2	<b>unearthed</b> 64:15	<b>usual</b> 61:10
<b>throw</b> 78:22	<b>touched</b> 63:25	20:3,13,15	64:21 71:10	<b>usually</b> 29:2
<b>thrown</b> 64:17	<b>touching</b> 76:6	23:25 24:25	83:15	87:17
<b>Tider</b> 2:17 51:20	80:5	27:9,18 38:3	<b>unearthing</b> 64:7	
51:23,23 52:1	<b>Tough</b> 29:15	43:1 45:8	<b>Unfortunately</b>	<hr/>
52:7 76:1	<b>townhome</b> 9:4	47:24 54:25	72:22	<b>V</b>
<b>tie</b> 30:6	9:11 40:10,11	59:5 69:1	<b>uniform</b> 76:9	<b>V</b> 7:12
<b>tied</b> 38:7	<b>Townhomes</b> 9:5	76:16,22 88:17	<b>unique</b> 49:1,9	<b>V-a-n-d-e-r-m...</b>
<b>ties</b> 11:22	<b>townhouse</b> 6:14	<b>two-bedroom</b>	50:17 51:5,11	7:8
<b>tighten</b> 65:17	<b>traces</b> 50:23	19:13	57:24	<b>Vallejo</b> 3:5
<b>timber</b> 21:14	<b>transcript</b> 1:3	<b>two-story</b> 14:2	<b>uniqueness</b> 50:8	<b>Vandermark</b>
<b>time</b> 4:8 5:14,18	4:23,24 5:4,6	14:18 54:24	<b>unit</b> 15:22 17:8	2:3 5:18 6:25
13:21 21:1,19	96:6	<b>type</b> 13:7,7	18:10 19:13,20	7:4,7,8,15 74:2
22:8 24:14	<b>treat</b> 27:19	34:21 37:24	19:21,23 20:6	75:1 94:25
26:4,7,17	<b>treated</b> 27:8	38:10 73:18	23:18 39:17	<b>variance</b> 6:11
28:10 33:11	34:13	82:10 84:18	<b>units</b> 5:24 6:1,16	8:22 9:1,9
34:23 47:18	<b>treating</b> 29:17	87:17,18	6:19,20 8:18	10:15 40:5,13
48:13 52:6	29:22	<b>typical</b> 6:14	8:19,23,24,24	40:15 55:9
54:6 57:7,9	<b>treatment</b> 49:23	<b>typically</b> 29:1	9:3,5,6,7,12,25	88:6,7,7,8
63:8,13 64:21	<b>tree</b> 16:20 55:20	65:2	19:25 23:18	<b>variances</b> 88:4
67:20 71:10,13	55:23		39:1,4,5,7,9	<b>Various</b> 12:10
71:13 74:21	<b>treed</b> 19:7	<hr/>	40:6,8,8 51:4	<b>veneer</b> 38:10
79:25 80:2	<b>trees</b> 16:21	<b>U</b>	53:2 55:9	<b>verify</b> 34:24
87:6 96:7	55:19	<b>U</b> 57:5 63:6	92:23	74:20
<b>times</b> 26:3 72:20	<b>tremendous</b>	<b>Uh-hum</b> 83:3	<b>unknown</b> 60:3	<b>vernacular</b> 3:12
81:7	82:20 88:13,21	<b>unanimous</b> 46:2	64:18	84:4
<b>tin</b> 30:11	<b>tried</b> 58:22	68:8	<b>unmute</b> 45:18	<b>version</b> 26:15
<b>today</b> 6:13 8:10	<b>trucks</b> 60:19	<b>uncovered</b> 71:4	46:5 56:15	<b>versus</b> 44:11
22:9 28:17	<b>true</b> 42:23 54:21	71:10,13 82:10	<b>unnecessary</b>	65:20 79:3,13
69:22 79:7,13	69:16 96:5	82:16 89:17	56:11	81:14
88:14 95:14	<b>truth</b> 7:2,2,3	<b>undergo</b> 53:8	<b>unrecognized</b>	<b>vibration</b> 39:10
<b>told</b> 74:2	46:9,10,10	75:21	52:10	<b>Vice</b> 1:10 31:6
<b>ton</b> 60:11	51:18,19,19	<b>underground</b>	<b>untapped</b> 67:15	31:16 32:1,16
<b>tongue</b> 21:8 25:4	56:18,19,19	30:7	<b>untold</b> 53:9	32:22 33:2,14
<b>tonight</b> 4:4 5:21	62:20,21,21	<b>underneath</b>	<b>updated</b> 54:3	33:20 34:8,15
59:6 70:23	<b>try</b> 6:6 20:17	37:10 41:6	<b>upper</b> 11:8	35:22 36:4,15
		50:4 78:14		36:19 37:12

38:15,21 39:22 40:4,16 44:8 44:18 68:5 80:13 82:8,18 83:3,8 87:24 92:7,18,22 94:15,17 95:3 95:9 <b>video</b> 3:22 <b>Videoconfere...</b> 1:7 <b>view</b> 58:5 61:20 93:12 <b>virtually</b> 30:5 <b>visible</b> 38:17 55:5 89:24 <b>Visual</b> 12:14 <b>vital</b> 53:11 <b>voice</b> 3:25 46:2 68:8 <b>vote</b> 4:24 46:2,2 56:11 68:8,8 94:2 <b>votes</b> 94:20	66:14 68:24 74:24 77:10 <b>wants</b> 68:15 <b>War</b> 52:11 <b>warrants</b> 51:7 <b>wasn't</b> 11:10 12:20 26:22 40:12 66:1 <b>wastes</b> 54:6 <b>water</b> 30:23 48:14,25 55:21 <b>way</b> 9:14 28:11 31:10 34:24 37:20 66:18 75:17 81:22 87:2 88:23 <b>ways</b> 28:14 <b>we'll</b> 12:4 21:22 22:24 35:25 37:11 45:18 47:1 51:14 56:15 62:16 71:12 73:17 81:11 83:1 92:10 94:1 95:14 <b>we're</b> 5:19 6:20 9:9 10:12 13:11 14:24,25 15:4,15 16:8 16:21,25 20:15 21:25 24:1 30:14 35:24 36:5 37:23 38:5 42:10 43:6 63:23 64:1,4,20 67:3 67:8 68:15,19 76:14,24,24 77:16 78:1 79:2 80:5,5 81:24 82:24 89:7 92:2 <b>we've</b> 24:2 26:2 61:9,21 74:6 <b>wealth</b> 21:19 33:11 <b>weather</b> 82:23 <b>weeping</b> 55:19	<b>weird</b> 65:19 <b>welcome</b> 72:12 74:14 <b>went</b> 16:5 28:1 28:19 52:9 77:6 88:21 <b>west</b> 7:25 11:13 12:11,13,14 14:19 18:15 79:25 <b>western</b> 14:4 25:1 26:7 79:15 <b>white</b> 25:11,15 25:19 27:20 91:9 <b>width</b> 78:9 91:12 <b>window</b> 11:5 13:11,14 23:11 23:12,14 25:15 27:12 31:24 32:10,11 34:1 34:2 65:25 66:5,6 74:25 75:5,8,11,12 75:14 84:23 90:21 91:13,14 <b>windows</b> 12:7 12:15 13:9,9 15:10 20:15,18 20:21 23:12,13 24:11 25:2 26:21,24 31:20 34:2 39:8 41:10 61:13,14 65:24 66:4 86:1,18 <b>wish</b> 55:4 <b>Witness</b> 2:2 7:10 7:17 26:25 27:4,14,22 28:3,20 29:7 29:13,24 30:15 30:21 31:5,11 31:15,25 32:7 32:21,23 33:8 33:16 35:18,23 36:13,16 37:6	37:21 38:20 39:9 40:3,7,20 42:1,24 43:6 43:17,21,24 44:2,16,25 46:19 52:2 57:3 63:4 69:6 70:7,11,15,19 71:5,20 72:10 72:22 74:10 75:2,22 79:15 93:1 <b>wonder</b> 27:10 54:17 <b>wondering</b> 64:4 65:1,6,21 66:6 <b>wood</b> 12:16 13:7 14:6,8 15:16 21:17 33:12 34:17,21 35:1 35:20,25 36:1 36:3,5,8 41:5 44:11 54:23 60:13 81:14 <b>word</b> 81:6 <b>work</b> 20:23 24:18,24 32:18 34:4 41:22 51:3 61:1 62:3 66:25 68:15,20 68:23 71:16 73:18 83:1 86:9 88:10,13 88:18,20 90:15 90:16 <b>worked</b> 59:19 73:10 <b>working</b> 5:18 63:13 82:10 <b>worse</b> 32:1 <b>wrap</b> 11:6 12:7 23:12 32:10,11 32:13,14,19,25 37:25 61:23 <b>wrapped</b> 30:1 <b>wrapping</b> 67:18 <b>wraps</b> 25:15 <b>writing</b> 87:6 <b>written</b> 69:2	88:4,10 89:16 90:3,22 <b>wrong</b> 29:1 72:3 <b>wrote</b> 85:17 <hr/> <b>X</b> <b>X</b> 1:6 2:1,8 87:11 <hr/> <b>Y</b> <b>Y</b> 7:12 87:11 <b>Yankee</b> 29:19 29:21 30:4,19 <b>yard</b> 12:10,12 12:16 15:18 16:6,10,11,17 17:14,17,19 18:11 19:2,14 23:16,23 24:2 24:8,22 26:10 35:20 39:15 41:24 42:14 43:2 53:16 54:8,14 55:13 55:20 56:10 69:4,5 70:5,10 71:3 72:6 76:24 77:8 <b>yards</b> 18:8 19:7 23:20,22 24:17 42:13 53:2 <b>yeah</b> 29:13 30:21 32:21 73:20 75:2 84:22,22 <b>year</b> 5:13 26:3 <b>years</b> 34:5,7,25 48:2,9,10,17 52:23 61:3 63:25 64:8 77:3 <b>yellow</b> 9:23 19:13 20:5 <b>York</b> 48:16 <hr/> <b>Z</b> <b>Z</b> 87:11 <b>Zero</b> 58:7 <b>zone</b> 16:7 <b>zoned</b> 54:22
--	--	---	--	---

<b>zones</b> 53:4 <b>Zoning</b> 3:15 6:10 10:24 70:22 85:21 89:10 93:6,20 94:22 <b>zoom</b> 1:7 28:23 <hr/> <b>0</b> <hr/> <b>00162800</b> 96:19 <hr/> <b>1</b> <hr/> <b>1</b> 22:6 25:15 54:15 69:12,13 69:14,22 <b>1-by-4</b> 23:12 <b>1,009</b> 19:18 <b>1,329-square</b> 20:4 <b>1,800-square</b> 10:3 <b>10</b> 10:9 19:1,3 22:4,6,6 69:15 70:5,7,12 <b>100</b> 69:16 <b>100-foot</b> 54:7 <b>10005</b> 1:5 <b>11</b> 22:6 54:13 69:15,16 <b>12</b> 90:5 <b>120</b> 48:17 <b>13</b> 70:5,7,12 <b>15</b> 19:3 <b>150</b> 34:7 <b>160</b> 48:2 <b>170</b> 77:2 <b>1823</b> 48:10,11 <b>1830s</b> 84:5 <b>1831</b> 48:9,24 <b>1840</b> 3:13 <b>1840s</b> 59:16 <b>1842</b> 48:22 <b>185</b> 63:3 <b>1850</b> 49:13 <b>1860</b> 8:6,15 9:24 11:20 13:1,3 14:17 16:2 20:18 76:19,20 79:1,22 91:25 <b>1860s</b> 28:18	34:19 36:6 47:25 <b>1880s</b> 60:5 <b>1883</b> 91:7 <b>1938</b> 5:17 8:3,12 11:20 12:18,19 13:2 14:15 21:5 75:4 80:16 <hr/> <b>2</b> <hr/> <b>2</b> 13:13,13 20:15 20:16,16,16 22:6 23:13,14 <b>2-foot</b> 24:1 <b>20</b> 49:19 52:23 <b>200</b> 48:9 <b>200-year</b> 48:25 <b>2002</b> 52:22 <b>2023</b> 1:7 3:16 <b>22-feet-3-inches</b> 54:10 <b>23</b> 1:7 <b>236</b> 57:1 <b>238-240</b> 1:5 7:22 <b>24</b> 1:5 <b>240</b> 52:8 91:9 <b>242</b> 46:18 52:1 <b>24th</b> 3:16 53:19 <b>25-foot-candles</b> 89:22 <b>28</b> 10:9 18:25 22:4 <hr/> <b>3</b> <hr/> <b>3</b> 10:19,20 24:5 38:4 42:7 <b>3-foot-6</b> 18:15 <b>30</b> 18:12 48:22 <b>30-foot</b> 16:6 <b>30XI</b> 96:19 <b>31-feet-7-inches</b> 54:9 <b>320-square</b> 20:7 <b>34-foot</b> 54:14 <b>36</b> 10:10 <b>374-square</b> 18:3 <b>39</b> 10:12 22:3 <hr/> <b>4</b> <hr/>	<b>4</b> 25:15 <b>4-over-4</b> 13:11 <b>40</b> 10:13 <b>41</b> 54:15 69:16 69:22 <b>41-feet-1-inch</b> 54:11 <b>41-foot-1-inch</b> 16:11 <b>41.8</b> 10:16 <b>456-square</b> 18:3 <b>46</b> 2:11,16 <hr/> <b>5</b> <hr/> <b>5</b> 10:20 43:11 53:15 69:13,14 79:19 <b>5-foot</b> 60:3 <b>5-inches</b> 54:8 <b>5,575-square</b> 7:23 10:1 <b>503-square</b> 20:1 <b>52</b> 2:17 <b>53</b> 69:14 <b>55</b> 10:4 <b>57</b> 2:17 <b>58</b> 69:15,16 <hr/> <b>6</b> <hr/> <b>6</b> 10:11,19 13:10 13:10 15:10,10 16:19 20:18 26:24,25 69:11 76:23,23 77:7 79:19 <b>6-inch</b> 29:14 <b>6:44</b> 1:8 <b>60</b> 10:16 18:19 <b>60s</b> 21:3,6 <b>62.9</b> 10:17 <b>63</b> 2:18 <b>642-4299</b> 1:24 <b>65</b> 54:13 <b>6s</b> 26:24,25 <hr/> <b>7</b> <hr/> <b>7</b> 2:3 10:20 24:5 69:12 <b>7-feet-1-inch</b> 54:8	<b>70</b> 19:9 <b>70s</b> 21:3,6 <b>75</b> 6:19,20 <hr/> <b>8</b> <hr/> <b>8</b> 10:20 13:25 <b>8-foot</b> 24:5 <b>8-inch</b> 29:11 <b>8:47</b> 95:10,16 <b>8:53</b> 95:12,15 <b>80</b> 10:18 19:10 <b>884-square</b> 17:4 <b>894-square</b> 18:4 19:17 20:2 <b>8A</b> 1:4 <hr/> <b>9</b> <hr/> <b>9</b> 10:13,20,21 16:19 22:3,6,6 22:6 24:5 69:11 <b>9:05</b> 95:11 <b>908</b> 1:24
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