

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

- - -
CITY OF MEDINA HISTORIC PRESERVATION BOARD
- - -

Transcript of proceedings held on Thursday, the
14th day of October, 2021, before the City of
Medina Historic Preservation Board, commencing at
approximately 5:00 p.m., as taken by
Nicholas Glatzhofer, Notary Public within and
for the State of Ohio, and held in Medina City Hall,
132 North Elmwood Avenue, Medina, Ohio 44256.

- - -

MEDINA COURT REPORTERS, INC.
REGISTERED PROFESSIONAL REPORTERS
209 North Broadway Street
Medina, Ohio 44256
(330) 723-2482
MCRMedina@msn.com

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

I N D E X

- - -

Old Business..... 3

Case H21-08..... 5

Case H21-09..... 11

Additional Business..... 22

- - -

APPEARANCES:

Leslie Traves, Chairwoman,
Elizabeth Biggins-Ramer, Member,
Paul Wood, Member.

City of Medina Planning and Community,
Development Department,
Andrew Dutton.

Arthur Schmidt, OHM Advisors.

- - -

1 PROCEEDINGS

2 OLD BUSINESS

3 - - -

4 CHAIRWOMAN: I would
5 like to call the meeting to order for the
6 Historic Preservation Board. It is
7 October 14th, 2021.

8 We will have the members of the public come
9 up and address the Board if you have any
10 questions about any of the cases that come up,
11 and we would like you to leave your -- keep
12 your comments to a limit of five minutes.

13 We have the last session's minutes to
14 approve.

15 Did everybody get a chance to look at the
16 minutes?

17 MR. WOOD: (Nodding
18 affirmatively.)

19 MS. BIGGINS-RAMER: I was not here
20 at the last meeting, so I'll make a motion to
21 approve.

22 MR. WOOD: I'll second.

23 CHAIRWOMAN: So do we have
24 any announcements from staff? I know we have a
25 new Jonathan, his name is Andrew.

1 MR. DUTTON: Yes. I'm
2 Andrew Dutton. I'm the new community
3 development director. I will be replacing
4 Jonathan from here on out.

5 Yesterday was my first day, so I'm going to
6 let Arthur here kind of take the reins on
7 presenting and kind of answering any questions,
8 but I can get you any of my contact information
9 in the future and my door's always open.

10 CHAIRWOMAN: Welcome.

11 MS. BIGGINS-RAMER: Welcome.

12 MR. WOOD: Welcome.

13 CHAIRWOMAN: So now we have
14 the cases that we need to go ahead and approve.

15 - - -

16

17

18

19

20

21

22

23

24

25

1 Case Number H21-08

2 - - -

3 Additional Appearances: Brian Feron, Medina County
4 Historical Society.

5 - - -

6 CHAIRWOMAN: The first case
7 is H21-08, the Medina County Historical
8 Society.

9 If you want to go ahead and -- he's going
10 to go ahead and read the description of the
11 case, and then we'll give you an opportunity to
12 present your side of it.

13 MR. SCHMIDT: Thank you.
14 Good evening, everybody.

15 So the subject site that we have up here is
16 at 205 South Prospect Street. It is located
17 within the R-3 district. The properties which
18 are surrounding the subject site is zoned
19 industrial, local commercial, general -- excuse
20 me, let me back up. Industrial, which is I-1;
21 local commercial, C-1; general commercial, C-3;
22 and then high density urban residential is R-3.

23 The applicant is requesting preliminary
24 site plan approval for their master plan for
25 the subject site. The master plan includes

1 additional parking, a new curb cut along
2 Blake Avenue, the demolition of the existing
3 barn structure, which will be replaced by
4 roughly thirty-five hundred square feet event
5 space, and then enhanced landscaping and
6 screening throughout the subject property. So
7 that is a bit of the background to the project.

8 Underneath I have some of the relevant
9 City of Medina design guidelines for your
10 reference as the Applicant - Mr. Brian Feron -
11 talks about the project and the overall mass of
12 land.

13 CHAIRWOMAN: Okay.

14 Would the Applicant like to go ahead and
15 state your name and address for the record, and
16 give us -- catch us up to speed here and give
17 us a description of the project?

18 MR. FERON: Sure.

19 Brian Feron; 3335 Myers Road, Medina, Ohio.
20 I'm the president of the Medina County
21 Historical Society with our primary museum just
22 across the street here at the John Smart House.

23 The project proposed is the
24 McDowell-Phillips House, a home we purchased
25 about nearly two years ago, and our plans, as

1 seen on the screen, are to address some of the
2 parking issues and driveway access as well as
3 restoring tiered landscaping much like the
4 original architect in 1889 had specified for
5 the property to the best we can under modern
6 materials, or at least safety and so forth with
7 people coming and going out of our museum.

8 The dotted line outlines basically our
9 Phase 1, which is from Prospect Street west,
10 and it includes widening the driveway coming
11 around the existing barn and exiting the
12 driveway onto Blake Avenue, which is a new
13 access point -- or exit point, I should say.

14 The one problem we do have is cars have
15 difficulty getting in and out of the property
16 with the limited space we have there. In
17 addition, you see that the proposed landscaping
18 to the rear of the house will include a
19 professionally landscaped area, a Victorian
20 garden, and screens to hide the parking areas
21 as best we can.

22 Beyond the dotted line to the west of the
23 property, there's a proposed event center, and
24 there's a -- kind of a welcoming bay or park
25 ahead of that barn, as you see, to kind of give

1 a nice experience for people to come in to an
2 event that wouldn't just be walking into a
3 structure. It would give them a chance to
4 enter a really nice facility that will be kept,
5 as far as design, in accordance with probably a
6 queensland or certainly a carriage-house-type
7 look. We are very concerned about making sure
8 it's appropriate for the house and the
9 property. So although it's specified as
10 thirty-five hundred square feet, we are just
11 waiting on an initial design by an architect -
12 a local architect - to see what he suggests as
13 far as the layout or character or otherwise,
14 but for right now --

15 CHAIRWOMAN: So you'll come
16 back with those plans then?

17 MR. FERON: Pardon me?

18 CHAIRWOMAN: I said,
19 "You'll come back with those plans then?"

20 MR. FERON: Yes. Once we
21 have a qualified architectural drawing and cost
22 estimates and things like that.

23 CHAIRWOMAN: Okay.

24 MR. FERON: So for right
25 now we just wanted to bring the Board up on

1 Phase 1, because we would like to get started
2 on that as early in spring as we can. Most
3 contractors are pretty well-booked through the
4 fall, and we would like to get the concrete in
5 as quick as we can.

6 And the second part is removal of the
7 existing large barn on the property, which is
8 in very poor condition. The pictures are
9 actually pretty accurate, I'm afraid to say.
10 It's seen many better days. It's riddled with
11 varmints and pests as well as just structurally
12 not sound. We may salvage pieces parts of it
13 for reuse, but right now it's not a safe
14 structure.

15 We did restore the smaller barn last year
16 on the property, and I don't think there's a
17 picture of that on there, but it's very fitting
18 with the property.

19 CHAIRWOMAN: Well, I know
20 we're all familiar with the McDowell-Phillips
21 House and we want to give you a round of
22 applause for the beautiful work that's been
23 done there. Thank you.

24 So does anybody have any questions for the
25 Applicant?

1 MR. WOOD: I don't.

2 MS. BIGGINS-RAMER: I do not.

3 CHAIRWOMAN: I just have
4 the one as long as we get to see the drawings
5 of the barn.

6 I would make a motion to approve the
7 Applicant's plans as is.

8 MS. BIGGINS-RAMER: I would
9 second.

10 CHAIRWOMAN: Go ahead and
11 call the roll.

12 MR. SCHMIDT: Yes.
13 Traves?

14 CHAIRWOMAN: Yes.

15 MR. SCHMIDT: Biggins-Ramer?

16 MS. BIGGINS-RAMER: Yes.

17 MR. SCHMIDT: Wood?

18 MR. WOOD: Yes.

19 MR. SCHMIDT: Motion
20 approved, 3-0.

21 CHAIRWOMAN: Thank you.

22 MR. SCHMIDT: Thank you.

23 CHAIRWOMAN: Okay. Thank
24 you.

25

1 Case Number H21-09

2 - - -

3 Additional Appearances: Dan Bond, Signs 330.

4 - - -

5 CHAIRWOMAN: Our second
6 case for this evening is H21-09, 56 Public
7 Square, Reverie.

8 You can go ahead and grab the microphone
9 over there (indicating). He's going to give a
10 description of your project and then we'll
11 go -- turn it over to you.

12 MR. SCHMIDT: Thank you.

13 So the subject site is located at
14 56 Public Square. It is located within the C-2
15 central business district. The properties,
16 again, surrounding the subject site are also
17 zoned as part of the C-2 central business
18 district.

19 "The applicant is requesting a sign
20 approval for four total signs. Signage
21 includes 1 blade sign (30" x 12"), door panel
22 sign (12" x 12"), hanging sign (24" x 24") to
23 replace an existing sign, and a building front
24 sign (86" x 16.56")."

25 As part of the staff report, I noted some

1 of the considerations related to sign approval
2 that's set forth in Section 1147.16, and then
3 just some general staff comments including the
4 proposed signage, as well as the square footage
5 there that they are proposing for it, seem
6 compatible, at least with the district's
7 building and what is outlined within the
8 conditional sign guidelines.

9 So with that, I'll hand it back over to our
10 Applicant.

11 CHAIRWOMAN: Okay. If you
12 would state your name and address for the
13 record; and then give us a description of your
14 signage.

15 MR. BOND: Okay. Can you
16 hear me now? Okay. Sorry.

17 My name is Dan Bond. I'm from Signs 330 in
18 Munroe Falls, 118 South Main Street. I'm
19 sitting in for Kristin Hidari, which is going
20 to be the business owner.

21 So I'm from the sign company, and
22 basically the signs that we're putting in are
23 routered-out aluminum, and they're going to be
24 painted black with the logos and such. The top
25 of the A-frame, the one that's going to the top

1 of the front of the building, is going to be
2 aluminum letters that are going to be
3 flush-mounted; the blade sign will be
4 flush-mounted sitting about thirty inches in
5 depth, twelve inches tall; and the sign that's
6 going to be on the east side of the building is
7 going to be a direct stepmount underneath the
8 silenced light; and the hanging sign is going
9 to be exactly where a hanging sign already is
10 hanging there currently.

11 CHAIRWOMAN: So the -- you
12 said the material is metal. And is that like
13 powder-coated?

14 MR. BOND: It's aluminum
15 and it's going to be painted with a, like,
16 auto-grade paint that doesn't fade.

17 CHAIRWOMAN: All right.
18 And the sign above the front windows, those are
19 all individual letters?

20 MR. BOND: They are
21 individual letters and they are going to be
22 flush-mounted, yes.

23 CHAIRWOMAN: Okay.

24 MR. BOND: But the span
25 is going to be --

1 CHAIRWOMAN: You wouldn't
2 happen to have a sample, would you?

3 MR. BOND: I do not, and
4 the reason being is because they're being made
5 for us.

6 CHAIRWOMAN: Okay.
7 Does anybody have any questions for the
8 Applicant?

9 MR. WOOD: (Indicating.)

10 CHAIRWOMAN: Paul?

11 MR. WOOD: Are the
12 signs -- are the letters -- are those stick-on
13 letters or are those, you said, "routed out"?

14 MR. BOND: Yeah. They
15 are routed out and they're going to be
16 flush-mounted. So on -- the back of each
17 letter is going to have a stud, so I just have
18 to put it into the face. So it's going to be
19 set off about a quarter of an inch, but it's
20 going to be directly on the building itself,
21 like it's not a standoff.

22 CHAIRWOMAN: Like it's not
23 going to be in a frame or anything?

24 MR. BOND: No.

25 CHAIRWOMAN: It's going to

1 be really --

2 MR. BOND: No. Sorry.

3 CHAIRWOMAN: Beth?

4 MS. BIGGINS-RAMER: Could you
5 explain that again? So the large sign that
6 will sit above the large window in the front of
7 the building then, each of those are going to
8 be individually mounted to the building then?
9 There won't be a field onto which those are
10 mounted?

11 MR. BOND: No. They are
12 going to go directly into the building.

13 MS. BIGGINS-RAMER: Okay. And
14 those, too, will be aluminum then?

15 MR. BOND: What was that?

16 MS. BIGGINS-RAMER: The letters
17 will be aluminum also?

18 MR. BOND: Yes.

19 MR. WOOD: The picture
20 that shows the one hanging off the front of the
21 building, because it was just a picture put on
22 top of it, it's kind of glaring. Will it be a
23 little more subtle than that?

24 MR. BOND: Yeah. That's
25 just a mock-up from a computer from our graphic

1 designer. It's probably really, really bright
2 white from what we're seeing right now and
3 that's basically just the computer.

4 MR. WOOD: And that one
5 has the letters that are routed into it, or are
6 those also kind of on top of a piece of
7 aluminum (indicating)?

8 MR. BOND: It's going to
9 be aluminum with them routed out. It's going
10 to be a quarter of an inch. So it's going to
11 have an aluminum base, and those letters
12 themselves --

13 MR. WOOD: They're kind
14 of inset?

15 MR. BOND: -- they're not
16 inset. They're going to be out just a little
17 bit, just like the front of the building, if
18 that makes sense, but they're much smaller
19 letters.

20 CHAIRWOMAN: So they're
21 going to be raised off of the --

22 MR. WOOD: Okay.

23 MR. BOND: Almost like
24 glued on, but not glued on because they're
25 routed out, if that makes any sense to you.

1 MR. WOOD: Yeah. Usually
2 a router kind of cuts it in. That's why I'm
3 thinking it's inset.

4 MR. BOND: Yeah, exactly.

5 MR. WOOD: So how are
6 you -- how does that happen that they come out
7 if you're routering?

8 MR. BOND: They'll take a
9 piece of substrate and they'll router out the
10 whole face of it and just leave the letters.

11 MR. WOOD: Okay. That
12 makes sense.

13 MR. BOND: It's a timely
14 process.

15 MR. WOOD: Yeah.

16 MS. BIGGINS-RAMER: And the sign,
17 the twenty-four by twenty-four that's kind of
18 on the side of the building, that will be in
19 that same format where it will be routered with
20 both -- that one just has like the large "R"
21 with kind of a cloud in the center, that will
22 also -- that one and then the other one that's
23 kind of underneath the porch --

24 MR. SCHMIDT: (Indicating.)

25 MS. BIGGINS-RAMER: Yes, that one

1 (indicating).

2 MR. BOND: Yeah, so
3 that will be exactly the same thing. The
4 one hanging from like underneath the
5 porch --

6 MS. BIGGINS-RAMER: Hm-hm.

7 MR. BOND: -- that will
8 be exactly the same thing.

9 MS. BIGGINS-RAMER: So it will be
10 routed with the letters hanging out just a
11 little bit?

12 MR. BOND: Yes.

13 MS. BIGGINS-RAMER: Will that side
14 be double-sided also, the twenty-four by
15 twenty-four?

16 MR. BOND: No, because
17 nobody comes in from the back. It will just be
18 the one side.

19 CHAIRWOMAN: I can't tell
20 from the very first picture where it's just a
21 house, but is there a piece of board there
22 that's where the sign is supposed to go, or is
23 that -- you're mounting that one right on the
24 siding (indicating)?

25 MR. BOND: On the --

1 aluminum letters individually.

2 CHAIRWOMAN: Sure.

3 MR. BOND: So when I go
4 up, we'll have a big -- basically a big
5 template and it will have -- like for each
6 letter, each one has two studs. So you just
7 drill in and then you just -- it's almost like
8 putting something into a pegboard --

9 CHAIRWOMAN: Got you.

10 MR. BOND: -- but they'll
11 be attached.

12 CHAIRWOMAN: Okay.

13 Do we have any other questions or
14 comments?

15 (No verbal response.)

16 CHAIRWOMAN: Do I have a
17 motion to approve?

18 MR. WOOD: I move that we
19 accept the signs as proposed.

20 CHAIRWOMAN: Do I have a
21 second?

22 MS. BIGGINS-RAMER: Second.

23 MR. SCHMIDT: Who said that?
24 I'm sorry.

25 CHAIRWOMAN: Beth did.

1 MR. SCHMIDT: Calling the
2 order.
3 Traves?
4 CHAIRWOMAN: Yes.
5 MR. SCHMIDT: Biggins-Ramer?
6 MS. BIGGINS-RAMER: Yes.
7 MR. SCHMIDT: Wood?
8 MR. WOOD: Yes.
9 MR. SCHMIDT: Motion
10 approved, 3-0.
11 CHAIRWOMAN: Thank you.
12 MR. BOND: Thank you.
13 - - -
14
15
16
17
18
19
20
21
22
23
24
25

1 ADDITIONAL BUSINESS

2 - - -

3 CHAIRWOMAN: Okay. So
4 before we adjourn, we did -- we have been kind
5 of tracking some of the projects that have been
6 happening in Medina over the course of the last
7 three months, I would say, and we are going to
8 submit basically a punch list to the new
9 community development director - Andrew.

10 So the Board of -- the Historic
11 Preservation Board has a copy for you and we'll
12 submit that for you and we all signed it.
13 Okay?

14 Any other comments?

15 (No verbal response.)

16 CHAIRWOMAN: So do you have
17 anything to report for us?

18 MR. SCHMIDT: Not from my
19 perspective, unless our new director has
20 anything to add.

21 CHAIRWOMAN: Can I ask a
22 question? How is the courthouse stuff going,
23 the courthouse -- building of the new
24 courthouse?

25 MR. SCHMIDT: I do not know

1 anything. I'm sorry.

2 MR. DUTTON: I don't have
3 an update at this time, unfortunately.

4 CHAIRWOMAN: Okay.

5 MR. DUTTON: It looks like
6 a lot is going on.

7 CHAIRWOMAN: Yes.

8 MR. DUTTON: There's big
9 elevator shafts.

10 CHAIRWOMAN: I know.

11 I think the one -- Bill, who is on the
12 committee, for that did report that they were
13 under budget and on time at a meeting I was at
14 last month, so I don't know if that's still
15 true or not.

16 And then out in front here, in front of the
17 parking structure on Liberty Street, how is
18 that project coming?

19 MR. DUTTON: I believe
20 right now they are doing stormwater work, an
21 underground stormwater project. So that's
22 what's going on right now, and I think that's
23 kind of Phase 1.

24 CHAIRWOMAN: Okay.

25 MR. DUTTON: And I think

1 they're also taking into account some error
2 around it as well.

3 CHAIRWOMAN: Okay.

4 MS. BIGGINS-RAMER: If I could
5 request that --

6 CHAIRWOMAN: Go ahead.

7 MS. BIGGINS-RAMER: -- we could
8 have an update on both of those large projects
9 every time we meet, that would be great.

10 MR. DUTTON: Okay.

11 CHAIRWOMAN: All right.

12 Meeting adjourned.

13 (Proceedings concluded.)

14 - - -

15

16

17

18

19

20

21

22

23

24

25

1 STATE OF OHIO)
2 COUNTY OF MEDINA.) ss:

3 CERTIFICATE

4 I, Nicholas Glatzhofer, Notary Public within
5 and for the State of Ohio, hereby certify that the
6 above and foregoing is a true and correct
7 transcription of my stenographic notes as taken by me
8 on the 14th day of October, 2021.

9 I further certify that this is a full and
10 complete transcription of the above-entitled cause.

11 IN WITNESS WHEREOF, I have hereunto set my hand
12 and affixed my seal of office at Medina, Ohio this
13 28th day of October, 2021.

14
15
16
17 *Nicholas Glatzhofer*

18 _____
19 Nicholas Glatzhofer,
20 Assistant Official Court Reporter
21 and Notary Public within and for
22 the State of Ohio.
23 My commission expires 10/24/2023
24
25

above

course

A	
above (13:18)(15:6)(19:7)(25:6)	bill (23:11)
above-entitled (25:10)	bit (6:7)(16:17)(18:11)
accept (20:19)	black (12:24)
access (7:2)(7:13)	blade (11:21)(13:3)
accessories (19:24)	blake (6:2)(7:12)
accordance (8:5)	board (1:2)(1:10)(3:6)(3:9)(8:25)(18:21)(19:14) (19:15)(22:10)(22:11)
account (24:1)	bond (11:3)(12:15)(12:17)(13:14)(13:20)(13:24)(14:3) (14:14)(14:24)(15:2)(15:11)(15:15)(15:18)(15:24)(16:8) (16:15)(16:23)(17:4)(17:8)(17:13)(18:2)(18:7)(18:12) (18:16)(18:25)(19:3)(19:12)(19:19)(20:3)(20:10)(21:12)
accurate (9:9)	both (17:20)(24:8)
across (6:22)	bottom (19:20)(19:21)
actually (9:9)	brian (5:3)(6:10)(6:19)
add (22:20)	bright (16:1)
addition (7:17)	bring (8:25)
additional (2:6)(5:3)(6:1)(11:3)(22:1)	broadway (1:21)
address (3:9)(6:15)(7:1)(12:12)	budget (23:13)
adjourn (22:4)	building (11:23)(12:7)(13:1)(13:6)(14:20)(15:7)(15:8) (15:12)(15:21)(16:17)(17:18)(22:23)
adjourned (24:12)	business (2:3)(2:6)(3:2)(11:15)(11:17)(12:20)(22:1)
advisors (2:14)	
affirmatively (3:18)	C
affixed (25:12)	call (3:5)(10:11)(19:22)(19:24)
afraid (9:9)	calling (21:1)
a-frame (12:25)	carriage-house-type (8:6)
ago (6:25)	cars (7:14)
ahead (4:14)(5:9)(5:10)(6:14)(7:25)(10:10)(11:8)(24:6)	case (2:4)(2:5)(5:1)(5:6)(5:11)(11:1)(11:6)
almost (16:23)(20:7)	cases (3:10)(4:14)
along (6:1)	catch (6:16)
already (13:9)	catchphrase (19:23)
although (8:9)	cause (25:10)
aluminum (12:23)(13:2)(13:14)(15:14)(15:17)(16:7) (16:9)(16:11)(20:1)	center (7:23)(17:21)
always (4:9)	central (11:15)(11:17)
andrew (2:13)(3:25)(4:2)(22:9)	certainly (8:6)
announcements (3:24)	certificate (25:3)
answering (4:7)	certify (25:5)(25:9)
anybody (9:24)(14:7)	chairwoman (2:10)(3:4)(3:23)(4:10)(4:13)(5:6)(6:13) (8:15)(8:18)(8:23)(9:19)(10:3)(10:10)(10:14)(10:21) (10:23)(11:5)(12:11)(13:11)(13:17)(13:23)(14:1)(14:6) (14:10)(14:22)(14:25)(15:3)(16:20)(18:19)(19:1)(19:4) (19:18)(20:2)(20:9)(20:12)(20:16)(20:20)(20:25)(21:4) (21:11)(22:3)(22:16)(22:21)(23:4)(23:7)(23:10)(23:24) (24:3)(24:6)(24:11)
anything (14:23)(22:17)(22:20)(23:1)	chance (3:15)(8:3)
appearances (2:9)(5:3)(11:3)	character (8:13)
applause (9:22)	city (1:2)(1:9)(1:13)(2:12)(6:9)
applicant (5:23)(6:10)(6:14)(9:25)(11:19)(12:10)(14:8)	clothing (19:25)
applicant's (10:7)	cloud (17:21)
appropriate (8:8)	com (1:23)
approval (5:24)(11:20)(12:1)	come (3:8)(3:10)(8:1)(8:15)(8:19)(17:6)
approve (3:14)(3:21)(4:14)(10:6)(20:17)	comes (18:17)
approved (10:20)(21:10)	coming (7:7)(7:10)(23:18)
approximately (1:11)	commencing (1:10)
architect (7:4)(8:11)(8:12)	comments (3:12)(12:3)(20:14)(22:14)
architectural (8:21)	commercial (5:19)(5:21)
area (7:19)	commission (25:20)
areas (7:20)	committee (23:12)
around (7:11)(24:2)	community (2:12)(4:2)(22:9)
arthur (2:14)(4:6)	company (12:21)
ask (22:21)	compatible (12:6)
assistant (25:18)	complete (25:10)
attached (19:16)(20:11)	computer (15:25)(16:3)
auto-grade (13:16)	concerned (8:7)
avenue (1:14)(6:2)(7:12)	concluded (24:13)
	concrete (9:4)
B	condition (9:8)
back (5:20)(8:16)(8:19)(12:9)(14:16)(18:17)	conditional (12:8)
background (6:7)	considerations (12:1)
barn (6:3)(7:11)(7:25)(9:7)(9:15)(10:5)	contact (4:8)
base (16:11)	contractors (9:3)
basically (7:8)(12:22)(16:3)(20:4)(22:8)	copy (22:11)
bay (7:24)	correct (25:6)
beautiful (9:22)	cost (8:21)
before (1:9)(22:4)	could (15:4)(19:22)(24:4)(24:7)
being (14:4)	county (5:3)(5:7)(6:20)(25:2)
believe (23:19)	course (22:6)
best (7:5)(7:21)	
beth (15:3)(20:25)	
better (9:10)	
beyond (7:22)	
big (20:4)(23:8)	
biggins-ramer (2:10)(3:19)(4:11)(10:2)(10:8)(10:15) (10:16)(15:4)(15:13)(15:16)(17:16)(17:25)(18:6)(18:9) (18:13)(20:22)(21:5)(21:6)(24:4)(24:7)	

courthouse

jonathan

<p>courthouse (22:22)(22:23)(22:24) curb (6:1) currently (13:10) cut (6:1) cuts (17:2)</p>	<p>fitting (9:17) five (3:12) flat (19:10) flush-mounted (13:3)(13:4)(13:22)(14:16) footage (12:4) foregoing (25:6) format (17:19) forth (7:6)(12:2) four (11:20) frame (14:23) front (11:23)(13:1)(13:18)(15:6)(15:20)(16:17)(23:16) full (25:9) further (25:9) future (4:9)</p>
D	G
<p>dan (11:3)(12:17) day (1:9)(4:5)(25:8)(25:13) days (9:10) decor (19:25) demolition (6:2) density (5:22) department (2:12) depth (13:5) description (5:10)(6:17)(11:10)(12:13) design (6:9)(8:5)(8:11) designer (16:1) development (2:12)(4:3)(22:9) difficulty (7:15) direct (13:7) directly (14:20)(15:12) director (4:3)(22:9)(22:19) district (5:17)(11:15)(11:18) district's (12:6) does (9:24)(14:7)(17:6) doesn't (13:16) doing (23:20) done (9:23) door (11:21) doors (19:8) door's (4:9) dotted (7:8)(7:22) double-sided (18:14) drawing (8:21) drawings (10:4) drill (20:7) driveway (7:2)(7:10)(7:12) dutton (2:13)(4:1)(4:2)(23:2)(23:5)(23:8)(23:19) (23:25)(24:10)</p>	<p>garden (7:20) general (5:19)(5:21)(12:3) getting (7:15) gifts (19:24) give (5:11)(6:16)(7:25)(8:3)(9:21)(11:9)(12:13) glaring (15:22) glatzhofer (1:12)(25:4)(25:18) glued (16:24) goes (19:2)(19:7) good (5:14) grab (11:8) graphic (15:25) great (24:9) guess (19:22) guidelines (6:9)(12:8)</p>
E	H
<p>each (14:16)(15:7)(20:5)(20:6) early (9:2) east (13:6) elevator (23:9) elizabeth (2:10) elmwood (1:14) enhanced (6:5) enter (8:4) error (24:1) estimates (8:22) evening (5:14)(11:6) event (6:4)(7:23)(8:2) every (24:9) everybody (3:15)(5:14) exactly (13:9)(17:4)(18:3)(18:8)(19:23) excuse (5:19) existing (6:2)(7:11)(9:7)(11:23) exit (7:13) exiting (7:11) experience (8:1) expires (25:20) explain (15:5)</p>	<p>hall (1:13) hand (12:9)(25:11) hanging (11:22)(13:8)(13:9)(13:10)(15:20)(18:4)(18:10) happen (14:2)(17:6) happening (22:6) hear (12:16) held (1:8)(1:13) hereby (25:5) hereunto (25:11) he's (5:9)(11:9) hidari (12:19) hide (7:20) high (5:22) his (3:25) historic (1:2)(1:10)(3:6)(22:10) historical (5:3)(5:7)(6:21) hm-hm (18:6) home (6:24) house (6:22)(6:24)(7:18)(8:8)(9:21)(18:21) hundred (6:4)(8:10)</p>
F	I
<p>face (14:18)(17:10) facility (8:4) fade (13:16) fall (9:4) falls (12:18) familiar (9:20) far (8:5)(8:13) feet (6:4)(8:10) feron (5:3)(6:10)(6:18)(6:19)(8:17)(8:20)(8:24) field (15:9) first (4:5)(5:6)(18:20)</p>	<p>i'll (3:20)(3:22)(12:9) inc (1:20) inch (14:19)(16:10) inches (13:4)(13:5) include (7:18) includes (5:25)(7:10)(11:21) including (12:3) indicating (11:9)(14:9)(16:7)(17:24)(18:1)(18:24) (19:11) individual (13:19)(13:21)(19:17) individually (15:8) industrial (5:19)(5:20) information (4:8) initial (8:11) inset (16:14)(16:16)(17:3) issues (7:2) itself (14:20)</p>
	J
	<p>john (6:22) jonathan (3:25)(4:4)</p>

keep

present

K	<p>keep (3:11) kept (8:4) kind (4:6)(4:7)(7:24)(7:25)(15:22)(16:6)(16:13)(17:2)(17:17)(17:21)(17:23)(22:4)(23:23) kristin (12:19)</p>	<p>much (7:3)(16:18) munroe (12:18) museum (6:21)(7:7) myers (6:19)</p>
L	<p>land (6:12) landscaped (7:19) landscaping (6:5)(7:3)(7:17) large (9:7)(15:5)(15:6)(17:20)(24:8) last (3:13)(3:20)(9:15)(22:6)(23:14) layout (8:13) least (7:6)(12:6) leave (3:11)(17:10) ledger (19:14) leslie (2:10) let (4:6)(5:20) letter (14:17)(20:6) letters (13:2)(13:19)(13:21)(14:12)(14:13)(15:16)(16:5)(16:11)(16:19)(17:10)(18:10)(19:17) letters individually (20:1) liberty (23:17) light (13:8) like (3:5)(3:11)(6:14)(7:3)(8:22)(9:1)(9:4)(13:12)(13:15)(14:21)(14:22)(16:17)(16:23)(17:20)(18:4)(19:8)(19:15)(20:5)(20:7)(23:5) limit (3:12) limited (7:16) line (7:8)(7:22) list (22:8) little (15:23)(16:16)(18:11)(19:25) local (5:19)(5:21)(8:12) located (5:16)(11:13)(11:14) logo (19:21) logos (12:24) long (10:4) look (3:15)(8:7) looks (23:5) lot (23:6)</p>	<p style="text-align: center;">N</p> <p>name (3:25)(6:15)(12:12)(12:17) nearly (6:25) need (4:14) new (3:25)(4:2)(6:1)(7:12)(22:8)(22:19)(22:23) nice (8:1)(8:4) nicholas (1:12)(25:4)(25:18) nobody (18:17) nodding (3:17) north (1:14)(1:21) notary (1:12)(25:4)(25:19) noted (11:25) notes (25:7) number (5:1)(11:1)</p>
M	<p>made (14:4) main (12:18) make (3:20)(10:6) makes (16:18)(16:25)(17:12) making (8:7) many (9:10) mass (6:11) master (5:24)(5:25) material (13:12) materials (7:6) may (9:12) mcdowell-phillips (6:24)(9:20) mcrmedina (1:23) medina (1:2)(1:10)(1:13)(1:14)(1:20)(1:22)(2:12)(5:3)(5:7)(6:9)(6:19)(6:20)(22:6)(25:2)(25:12) meet (24:9) meeting (3:5)(3:20)(23:13)(24:12) member (2:10)(2:11) members (3:8) metal (13:12) microphone (11:8) minutes (3:12)(3:13)(3:16) mock-up (15:25) modern (7:5) month (23:14) months (22:7) more (15:23) most (9:2) motion (3:20)(10:6)(10:19)(20:17)(21:9) mounted (15:8)(15:10) mounting (18:23) move (20:18) msn (1:23)</p>	<p style="text-align: center;">O</p> <p>october (1:9)(3:7)(25:8)(25:13) off (14:19)(15:20)(16:21) office (25:12) official (25:18) ohio (1:13)(1:14)(1:22)(6:19)(25:1)(25:5)(25:12)(25:19) ohm (2:14) old (2:3)(3:2) once (8:20) one (7:14)(10:4)(12:25)(15:20)(16:4)(17:20)(17:22)(17:25)(18:4)(18:18)(18:23)(19:5)(20:6)(23:11) onto (7:12)(15:9) open (4:9) opportunity (5:11) order (3:5)(21:2) original (7:4) other (17:22)(20:13)(22:14) otherwise (8:13) our (6:21)(6:25)(7:7)(7:8)(11:5)(12:9)(15:25)(22:19) out (4:4)(7:7)(7:15)(14:13)(14:15)(16:9)(16:16)(16:25)(17:6)(17:9)(18:10)(19:9)(23:16) outlined (12:7) outlines (7:8) over (11:9)(11:11)(12:9)(22:6) overall (6:11) owner (12:20)</p>
		<p style="text-align: center;">P</p> <p>paint (13:16) painted (12:24)(13:15) panel (11:21) pardon (8:17) park (7:24) parking (6:1)(7:2)(7:20)(23:17) part (9:6)(11:17)(11:25) parts (9:12) paul (2:11)(14:10) pegboard (20:8) people (7:7)(8:1) perspective (22:19) pests (9:11) phase (7:9)(9:1)(23:23) picture (9:17)(15:19)(15:21)(18:20) pictures (9:8) piece (16:6)(17:9)(18:21)(19:8)(19:10) pieces (9:12) place (19:6) plan (5:24)(5:25) planning (2:12) plans (6:25)(8:16)(8:19)(10:7) point (7:13) poor (9:8) porch (17:23)(18:5) powder-coated (13:13) preliminary (5:23) present (5:12)</p>

presenting

presenting (4:7)
preservation (1:2)(1:10)(3:6)(22:11)
president (6:20)
pretty (9:3)(9:9)
primary (6:21)
probably (8:5)(16:1)
problem (7:14)
proceedings (1:8)(3:1)(24:13)
process (17:14)
professional (1:21)
professionally (7:19)
project (6:7)(6:11)(6:17)(6:23)(11:10)(23:18)(23:21)
projects (22:5)(24:8)
properties (5:17)(11:15)
property (6:6)(7:5)(7:15)(7:23)(8:9)(9:7)(9:16)(9:18)
proposed (6:23)(7:17)(7:23)(12:4)(20:19)
proposing (12:5)
prospect (5:16)(7:9)
public (1:12)(3:8)(11:6)(11:14)(25:4)(25:19)
punch (22:8)
purchased (6:24)
put (14:18)(15:21)
putting (12:22)(20:8)

Q

qualified (8:21)
quarter (14:19)(16:10)
queensland (8:6)
question (22:22)
questions (3:10)(4:7)(9:24)(14:7)(20:13)
quick (9:5)

R

raised (16:21)
read (5:10)
really (8:4)(15:1)(16:1)
rear (7:18)
reason (14:4)
record (6:15)(12:13)
reference (6:10)
registered (1:21)
reins (4:6)
related (12:1)
relevant (6:8)
removal (9:6)
replace (11:23)
replaced (6:3)
replacing (4:3)
report (11:25)(22:17)(23:12)
reporter (25:18)
reporters (1:20)(1:21)
request (24:5)
requesting (5:23)(11:19)
residential (5:22)
response (20:15)(22:15)
restore (9:15)
restoring (7:3)
reuse (9:13)
reverie (11:7)
riddled (9:10)
road (6:19)
roll (10:11)
roughly (6:4)
round (9:21)
routed (16:5)(16:9)
router (17:2)(17:9)
routed (14:13)(14:15)(16:25)(17:19)(18:10)
routed-out (12:23)
routing (17:7)

S

safe (9:13)
safety (7:6)
said (8:18)(13:12)(14:13)(20:23)
salvage (9:12)
same (17:19)(18:3)(18:8)(19:20)
sample (14:2)

take

say (7:13)(9:9)(22:7)
says (19:24)
schmidt (2:14)(5:13)(10:12)(10:15)(10:17)(10:19)
 (10:22)(11:12)(17:24)(20:23)(21:1)(21:5)(21:7)(21:9)
 (22:18)(22:25)
screen (7:1)
screening (6:6)
screens (7:20)
seal (25:12)
second (3:22)(9:6)(10:9)(11:5)(20:21)(20:22)
section (12:2)
see (7:17)(7:25)(8:12)(10:4)
seeing (16:2)
seem (12:5)
seen (7:1)(9:10)
sense (16:18)(16:25)(17:12)
session's (3:13)
set (12:2)(14:19)(25:11)
shafts (23:9)
should (7:13)
shows (15:20)
side (5:12)(13:6)(17:18)(18:13)(18:18)
siding (18:24)(19:11)(19:13)(19:18)
sign (11:19)(11:21)(11:22)(11:23)(11:24)(12:1)(12:8)
 (12:21)(13:3)(13:5)(13:8)(13:9)(13:18)(15:5)(17:16)
 (18:22)(19:1)(19:7)(19:15)
signage (11:20)(12:4)(12:14)
signed (22:12)
signs (11:3)(11:20)(12:17)(12:22)(14:12)(20:19)
silenced (13:8)
sit (15:6)
site (5:15)(5:18)(5:24)(5:25)(11:13)(11:16)
sitting (12:19)(13:4)
smaller (9:15)(16:18)
smart (6:22)
society (5:3)(5:8)(6:21)
some (6:8)(7:1)(11:25)(12:3)(22:5)(24:1)
something (20:8)
sorry (12:16)(15:2)(20:24)(23:1)
sort (19:8)
sound (9:12)
south (5:16)(12:18)
space (6:5)(7:16)
span (13:24)
specified (7:4)(8:9)
speed (6:16)
spring (9:2)
square (6:4)(8:10)(11:7)(11:14)(12:4)(19:5)
staff (3:24)(11:25)(12:3)
standoff (14:21)
started (9:1)
state (1:13)(6:15)(12:12)(25:1)(25:5)(25:19)
stenographic (25:7)
stepmount (13:7)
stick-on (14:12)
still (23:14)
storefront (19:6)
storefronts (19:5)
stormwater (23:20)(23:21)
street (1:21)(5:16)(6:22)(7:9)(12:18)(23:17)
structurally (9:11)
structure (6:3)(8:3)(9:14)(23:17)
stud (14:17)
studs (20:6)
stuff (22:22)
subject (5:15)(5:18)(5:25)(6:6)(11:13)(11:16)
submit (22:8)(22:12)
substrate (17:9)
subtle (15:23)
such (12:24)
suggests (8:12)
supposed (18:22)
sure (6:18)(8:7)(20:2)
surrounding (5:18)(11:16)

T

take (4:6)(17:8)

taken

taken (1:11)(25:7)
taking (24:1)
talks (6:11)
tall (13:5)
tell (18:19)
template (20:5)
than (15:23)
their (5:24)
themselves (16:12)
then (5:11)(5:22)(6:5)(8:16)(8:19)(11:10)(12:2)
(12:13)(15:7)(15:8)(15:14)(17:22)(20:7)(23:16)
there (7:16)(9:17)(9:23)(11:9)(12:5)(13:10)(15:9)
(18:21)(19:2)(19:4)(19:10)
there's (7:23)(7:24)(9:16)(19:6)(23:8)
they'll (17:8)(17:9)(20:10)
they're (12:23)(14:4)(14:15)(16:13)(16:15)(16:16)
(16:18)(16:20)(16:24)(24:1)
thing (18:3)(18:8)(19:20)
things (8:22)
think (9:16)(23:11)(23:22)(23:25)
thinking (17:3)
thirty (13:4)
thirty-five (6:4)(8:10)
those (8:16)(8:19)(13:18)(14:12)(14:13)(15:7)(15:9)
(15:14)(16:6)(16:11)(19:25)(24:8)
three (22:7)
through (9:3)
throughout (6:6)
thursday (1:8)
tiered (7:3)
time (23:3)(23:13)(24:9)
timely (17:13)
too (15:14)
top (12:24)(12:25)(15:22)(16:6)
total (11:20)
tracking (22:5)
transcript (1:8)
transcription (25:7)(25:10)
traves (2:10)(10:13)(21:3)
trimmed (19:9)
true (23:15)(25:6)
turn (11:11)
twelve (13:5)
twenty-four (17:17)(18:14)(18:15)
two (6:25)(20:6)

U

under (7:5)(23:13)
underground (23:21)
underneath (6:8)(13:7)(17:23)(18:4)
unfortunately (23:3)
unless (22:19)
update (23:3)(24:8)
urban (5:22)
usually (17:1)

V

varmints (9:11)
verbal (20:15)(22:15)
very (8:7)(9:8)(9:17)(18:20)
victorian (7:19)

W

waiting (8:11)
walking (8:2)
want (5:9)(9:21)
wanted (8:25)
welcome (4:10)(4:11)(4:12)
welcoming (7:24)
we'll (5:11)(11:10)(20:4)(22:11)
well-booked (9:3)
west (7:9)(7:22)
what's (23:22)
where (13:9)(17:19)(18:20)(18:22)(19:6)(19:21)(19:24)
whereof (25:11)
which (5:17)(5:20)(6:3)(7:9)(7:12)(9:7)(12:19)(15:9)
white (16:2)

zoned

who (20:23)(23:11)
whole (17:10)
widening (7:10)
will (3:8)(4:3)(6:3)(7:18)(8:4)(13:3)(15:6)(15:14)
(15:17)(15:22)(17:18)(17:19)(17:21)(18:3)(18:7)(18:9)
(18:13)(18:17)(20:5)
window (15:6)
windows (13:18)(19:7)
within (1:12)(5:17)(11:14)(12:7)(25:4)(25:19)
witness (25:11)
won't (15:9)
wood (2:11)(3:17)(3:22)(4:12)(10:1)(10:17)(10:18)
(14:9)(14:11)(15:19)(16:4)(16:13)(16:22)(17:1)(17:5)
(17:11)(17:15)(19:8)(19:10)(20:18)(21:7)(21:8)
work (9:22)(23:20)
wouldn't (8:2)(14:1)

Y

yeah (14:14)(15:24)(17:1)(17:4)(17:15)(18:2)(19:3)
year (9:15)
years (6:25)
yesterday (4:5)
you'll (8:15)(8:19)

Z

zoned (5:18)(11:17)