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CITY OF MEDINA BOARD OF ZONING APPEALS
CASE NO. Z22-06
APPEAL OF THE DENIAL OF H21-12
DOOR REPLACEMENT AT 207 SOUTH COURT STREET

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Transcript of Proceedings held on
Thursday, the 24th day of February, 2022,
before the City of Medina Board of Zoning
Appeals, commencing at 7:13 p.m., as taken by
Makenzie J. Sabo, RPR, Notary Public within and
for the State of Ohio, and held in Medina City
Hall, 132 North Elmwood Avenue, Medina, Ohio
44256.

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

1 APPEARANCES:

2 Bert Humpal, Chairman,
3 Mark Williams, Member,
4 Brandilyn Fry, Member,
5 Paul Roszak, Member,
6 Rob Henwood, Member.

7 City of Medina Planning and Community
8 Development Department,
9 Andrew Dutton, Community Development Director,
10 Sarah Tome, Administrative Assistant.

11 Gregory A. Huber, City of Medina Law Director,
12 on behalf of the City of Medina.

13 Laribee & Hertrick, LLP,
14 by Michael L. Laribee, Esq.
15 on behalf of the Applicant.

16 Tony Cerny, Architectural Design Studios, Inc.,
17 on behalf of the Applicant.

18 Branden Rose, Rose Company and Park Exchange
19 Limited, Applicant.

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PROCEEDINGS

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(Whereupon, all persons intending to testify were then placed under oath by the Notary.)

CHAIRMAN: We'll go to our second case tonight, which is Z22-06, 207 South Court Street.

Andrew, do you want to present briefly?

MR. DUTTON: Yeah. I'll give you a little bit of an overview as this is a new application for the Board. This is 207 South Court Street, JK Gift Shop.

So the issue here was, there was a door, there's elements there you can see on the screen with some round inlets and some detailing around there. It was replaced with -- which you see up on the screen now, which is kind of a standard commercial door. This was done prior to any review by the Historic Preservation Board.

After it was done, after staff contacted the owner, the Applicant brought the door change to the Board, it was denied, and -- which takes us to our present case where we

1 have an appeal of this decision of the
2 Historic Preservation Board to change out the
3 doors at 207 South Court.

4 CHAIRMAN: Who's going to
5 present?

6 MR. LARIBEE: I will introduce
7 the matter.

8 My name is Michael Laribee. I am with
9 Laribee & Hertrick, 325 North Broadway in
10 Medina, and I represent Rose Company and
11 Park Exchange, Limited.

12 The gentleman two down from me to my left
13 is Brendan Rose. He is a member and an owner
14 of both Park Exchange, Limited, and the
15 Rose Company. Rose Company serves as a
16 managing company and affiliate.

17 The gentleman directly to my left
18 is Tony Cerny who appeared before the
19 Preservation Board and presented the evidence,
20 so he will be providing you with some
21 background and our Applicant's position.

22 This appeal comes from a decision that was
23 issued by the Historic Preservation Board on
24 January 14th. The hearing was held on
25 January 13th, 2022. Again, Mr. Cerny was there

1 really didn't give any reason for the denial,
2 but I feel that the denial was inconsistent
3 with the actual City Ordinance itself. When
4 you read what the ordinance says and what
5 you're supposed to be trying to do, I felt that
6 the denial to approve those doors was contrary
7 to the rules of the Preservation Board or the
8 ordinance itself and the guidelines that are
9 adopted by the City.

10 And the third one was, as I kind of
11 mentioned before, I feel that during our
12 presentation, the Board made no effort to
13 discuss the merits of the doors that were used
14 in the replacement. They ignored the fact that
15 the doors were replaced because we had safety
16 issues that we were trying to deal with at the
17 time, the owners were trying to deal with at
18 the time, and they seemed to be more focused on
19 the fact that the owners had failed to come
20 before the Board prior to putting in the new
21 doors.

22 Just to give you a little history of
23 myself, because I think it somewhat gives me a
24 little more credibility maybe, I've lived in
25 this community all of my life. I've watched

1 the Square go through all its changes, I've
2 been involved in the preservation activities
3 around the Square and so many projects we've
4 worked on. I worked on the restoration -- the
5 gazebo's had to go through some things. I've
6 worked on restoration of the firehouse, untold
7 numbers of projects. I used to be a pretty
8 active member of the CDC which has always been
9 pretty influential in trying to work towards
10 preservation, rehabilitation of the Square.

11 I actually helped write this original
12 legislation back when it was getting adopted by
13 the City, so I was instrumental in helping to
14 write the legislation originally, and then I
15 was active in writing the City's first
16 historic preservation guidelines, so I do have
17 a lot of background in this. So when I come
18 here and present the fact that I believe the
19 doors that are in there are appropriate and
20 consistent with the guidelines, I do have the
21 background to make that statement.

22 A little bit about this building itself. I
23 don't have the exact date of when the building
24 was built, but it's a late-1800s building,
25 1880s. The building is essentially an

1 Italianate-style storefront. We have a lot of
2 buildings in the Square that represent that
3 primarily because we had the devastating fires,
4 and so a lot of the build-back of the community
5 at that time, that happened to be a very
6 prevalent style that was done.

7 Somewhere along the way -- and I don't know
8 how many people remember this, but we included
9 a picture that we could find. Somewhere in the
10 late '50s or early '60s, the original
11 storefront of the building was completely
12 removed and Western Auto was put in there
13 instead, so we really have no documentation, no
14 record of what the storefront of the original
15 building looked like, we just have the fact
16 that what was there had been completely removed
17 over time.

18 A little bit later then, somewhere around
19 the time in the late '70s, maybe the early
20 '80s, I don't recall specifically when, but
21 after we had kind of a Renaissance, people
22 started thinking there's some value to these
23 old buildings, they started looking around
24 renovating the buildings. This building was
25 renovated to be that storefront.

1 I don't know if you can flip that --

2 MR. DUTTON: (Complying.)

3 MR. CERNY: -- to be this
4 storefront here.

5 And if you look at it really closely, that
6 storefront that is there is the exact same
7 storefront of that Western Auto. All the
8 aluminum framing, the doors, everything is
9 still the Western Auto. They went ahead and up
10 above where Western Auto had had that white
11 kind of cornice element, or lack of a cornice
12 element, they went back and they added some
13 detail, they gave it some paneling, they kind
14 of put in a little storefront cornice across
15 the top. They added some muntins into the
16 aluminum framing to kind of break the windows
17 up.

18 And so those doors that are there are the
19 aluminum storefront doors that you saw in that
20 Western Auto, and then someone took,
21 essentially, pieces of plywood, cut them out,
22 and they're put on both sides of the glass and
23 they're kind of trimmed into the glass, but
24 they're an added element onto that original
25 storefront that was there, and that's how that

1 facade came about.

2 The issues that were -- came into --
3 started, because those doors, they are very
4 odd -- or were very odd, and the tenants were
5 having difficulty both locking and unlocking
6 the doors. They had times where they couldn't
7 open the doors to get in and there were times
8 when they couldn't unlock -- or lock -- or
9 unlock -- or lock the doors - I'm sorry - to
10 close it and make the place secure and safe.

11 Owners, tenants got a locksmith in. They
12 looked at ways, they tried to repair the
13 locking mechanism on the door. They were
14 unable to repair the locking mechanism.
15 Because the storefronts were so old, they
16 weren't able to find current locksets that
17 would fit inside the original styles, original
18 aluminum styles of the door, and because they
19 had such difficulty with it, they thought the
20 best solution was to replace the doors.

21 They elected to replace the doors then with
22 storefront aluminum doors, essentially
23 replacing the kind of doors that were already
24 there with another set of storefront aluminum
25 doors that would then be able to utilize the

1 temporary locks.

2 I think, you know, the Historic
3 Preservation Board felt that when the owners
4 decided to do this, they were being malicious
5 and trying to avoid going through the whole
6 review process, whereas really what the owners
7 were thinking of is they need to provide a safe
8 and secure building for their tenants and they
9 really thought of it more as a maintenance
10 issue, not something that was requiring the
11 Preservation Board.

12 The owners have lots of properties around
13 the Square, they're very familiar with the
14 Preservation Board existing. They've been in
15 front of the Preservation Board many times for
16 various projects that have been around the
17 Square, and this time, you know, there's --

18 I don't disagree that they should have
19 brought this in front of the Preservation Board
20 if they had time to do that or at least in some
21 fashion try to make that happen, but the
22 expectation that the owners would understand
23 all the very specific requirements that are
24 built into the legislation and that this
25 represented enough of a change that warranted,

1 that's something, I think, a lot of property
2 owners probably don't really understand or
3 appreciate. If you do it on a regular basis,
4 you can understand that, but I think here they
5 were just taking storefront doors and putting
6 new storefront doors on it.

7 So they didn't do it with the intent of
8 trying to deceive the City or anybody, they did
9 it because there was a need to create a safe
10 and secure place for the building.

11 So then I think the question comes down to,
12 are the doors an appropriate replacement door
13 or not? This gets back to our -- if you look
14 at the presentation before you, you'll see that
15 the Preservation Board spent all their time
16 talking about why we hadn't been there in order
17 to get approval in advance, we should have been
18 there to get approval in advance, and they
19 never really talked about whether these doors
20 are appropriate or not.

21 If you look at the Preservation Board's
22 charge, essentially the essence of the whole
23 Preservation Board is built upon the standards
24 established by the Secretary of the Interior's
25 for Rehabilitation. Those standards were

1 originally developed by the federal government
2 to assist the federal government in evaluating
3 potential rehabilitation projects for tax
4 credits, federal funding, things like that. So
5 they're really kind of geared towards, you
6 know, is a project a worthwhile preservation
7 project, is the work being done and in an
8 appropriate manner, and so forth.

9 So if you look at it -- let me go through.
10 Excuse me for a little bit. I get a little bit
11 tongue-tied as I go through some of this stuff.

12 So I pulled out a couple things out of the
13 Preservation Board's requirements or
14 legislation.

15 You know, so the first one is, "The purpose
16 of the City's Historic Preservation Board is to
17 maintain the architectural integrity of the
18 City's Historic Districts and Historic
19 Landmarks." That's what I'm looking at as
20 well. We have a certain amount of buildings in
21 the community that have definite historic
22 qualities to them, and that's their job to
23 preserve them.

24 I have 145.07. The purpose of this
25 chapter, which kind of talks about more

1 specifics, the "Medina City Guidelines for
2 historic preservation and historic properties
3 and district is to preserve the architectural
4 history and integrity of existing buildings or
5 structures and to ensure the procedures and
6 materials used are compatible with the existing
7 building or structure and help to ensure
8 preservation into the future. These Guidelines
9 are meant to give architects and Owners design
10 direction consistent with Chapter 145 of the
11 Ordinances in Medina." Then it says, "In
12 principle, the Board adopts the United States
13 of America, Secretary of Interior's Standards
14 for Rehabilitation."

15 I think that's really important to
16 understand, because those are the standards
17 that everything is really -- that that Board is
18 supposed to be measuring everything against.

19 When you look at the standards, there is
20 certain things that are going to pop out. One
21 of the things that's important about the
22 standards is that we preserve what is truly
23 historic but we don't create something that is
24 not historic that diminishes the stuff that is
25 historic that you have. So you want to be

1 careful that what you put in -- if you say you
2 want to save what you have, restore what you
3 have, if you know what it is, and if you don't
4 know what it is, you don't want to put
5 something back that's not accurate and not
6 correct.

7 So I highlighted a couple things when we're
8 talking about rehabilitation. It says in
9 here -- I don't want to read the whole thing,
10 but it was talking about rehabilitation
11 processes. "For example, certain treatments -
12 if improperly applied - may cause or accelerate
13 physical deterioration of the historic
14 building. This can be -- this can include
15 improper repointing or exterior masonry
16 cleaning techniques, or introducing insulation
17 that damages historic fabric. In almost all of
18 these situations, use of these materials and
19 treatments will result in a project that does
20 not meet the Standards. Similarly, exterior
21 additions that duplicate the form, material,
22 detailing of the structure to the extent that
23 they compromise the historic structure will
24 fail to meet the Standards."

25 So they're basically saying they don't want

1 you to put things on that aren't true to the
2 building. They don't want you to grab another
3 historic element from another building and put
4 it on this building. Even though it was a
5 historic element, it was not a historic element
6 to this particular building.

7 So next it says how are these -- it says
8 how are -- "The Standards are to be applied to
9 specific rehabilitation projects in a
10 reasonable manner, taking into consideration
11 economic and technical feasibility." That's
12 just trying to say that not every building --
13 it kind of goes back to the last one we were
14 talking about. Every building warrants a full
15 restoration if there's not really an economic
16 viability to it under those standards.

17 How should we approach replacing missing
18 historic elements and features on a building?
19 So in this particular case, most of the second
20 floor is pretty well intact, it's pretty well
21 maintained, but we can see from the picture we
22 had, Western Auto, there is nothing that
23 remains from the original storefront.

24 So here it says "Design for Missing
25 Historic Features."

1 "When an entire interior or exterior
2 feature is missing (for example, an entrance,
3 or cast iron facade; or a principal staircase),
4 it no longer plays a role in physically
5 defining the historic character of the building
6 unless it can be accurately recovered in form
7 and detailing through some sort of process of
8 documentation," from historical photos and
9 such.

10 We have no information of what that
11 storefront looked like before. We can make
12 assumptions because we do have some storefronts
13 in the community that are still original, still
14 intact, but this we have really no idea what
15 this storefront looked like when it was
16 originally constructed.

17 So when it comes time to replacing things,
18 things that -- they don't recommend creating a
19 false historical appearance because the
20 replacement of the storefront is based on
21 insufficient historical, pictorial, and
22 physical documentation. I really feel that
23 when this storefront was done, what you see
24 currently by the owners, in an attempt to try
25 to give the building a more historic

1 appearance, the reality is, I think they went
2 against what the standards were saying.

3 The standards are telling you to create
4 something that's simple, something that maybe
5 is compatible in massing and scale and style,
6 but not to try to import false historic
7 references onto the building that may not have
8 been there to begin with. And that's exactly
9 what happened in this particular case, so I
10 think that was wrong.

11 It says it's wrong to introduce a new
12 design that isn't compatible in size, scale,
13 and material. That didn't happen.

14 And then it talks about some other things,
15 but the big one is, we don't want to bring in
16 something that's a false historical component.
17 Once again, it diminishes what is truly
18 historic, because it can be confusing as to
19 what you're really preserving and what's being
20 put in there.

21 So when you look at the doors we put in
22 there - and then we gave examples to the
23 Preservation Board - that particular style of
24 door is used in multiple historic buildings
25 around the Square and storefronts that have

1 been lost over time or have been rehabilitated
2 or re -- we submitted multiple pictures that
3 show that exact same kind of storefront on that
4 exact same style of building.

5 You know, not all the buildings on the
6 Square are Italianate, but there are quite a
7 few, especially right in that particular area.
8 And if you look at the photos that we had
9 submitted, you can see where you can find that
10 same storefront over and over again.

11 So we're not doing something that's
12 inconsistent with the -- what's been done in
13 the district, we're not doing something that
14 diminishes the historic quality of the district
15 in any way. In fact, I think we're improving
16 upon what we're showing here because we're not
17 trying to create a false sense of history with
18 the doors that are there, so I think the doors
19 are perfectly fine.

20 So I guess to kind of summarize the whole
21 thing, we had doors that were failing, the
22 owners went ahead and replaced those doors with
23 what they thought were like the same kind of
24 door with the intention of trying to provide
25 safety and security. They didn't realize that

1 they should have taken this in front of the
2 Preservation Board in advance.

3 We don't have a historic storefront that
4 we're dealing with. We're dealing with a
5 storefront that was replaced sometime in late
6 '50s, early '60s, and that storefront didn't
7 add anything to the character of the building.

8 Like I was saying, that current renovation
9 that was done before we put those doors in --
10 before they put the doors in, I think, was
11 inconsistent with what the Historic
12 Preservation Board Guidelines are now.

13 You know, now, that work was done prior to
14 the Preservation Board being in place, and
15 there's a lot of projects -- if you follow the
16 history of Medina's Square restoration and, you
17 know, early on, the Community Design Committee
18 was really instrumental, but early on nobody in
19 the community really understood what
20 preservation and restoration was, and that
21 organization, if you talk to some of the
22 original founders of, they'll tell you that,
23 you know, they originally thought that, you
24 know, Medina Square was a Western Reserve
25 colonial sort of place and didn't really

1 understand the styles that were actually there,
2 and over those early years, they trained
3 themselves as to what rehabilitation was and
4 what it meant to preserve things.

5 And so I don't really fault anybody because
6 they did something like this, but I will say
7 that what they did do was not consistent with
8 what we consider to be the rules now. When
9 the Preservation Board rules went in place and
10 the guidelines went in place, that would have
11 not been the appropriate response at that
12 time.

13 The doors that have gone up, they're not
14 inconsistent with doors throughout the district
15 right now and, once again, I feel that -- when
16 we met and presented to the Preservation Board,
17 I felt that they didn't spend any time looking
18 at the merits of the door and spent all their
19 time looking at the owner's failure to come
20 before them in advance, and I kind of felt that
21 they weren't going to approve the doors because
22 "You didn't come and ask us what you should
23 have in there before."

24 So, you know, ultimately I think what we
25 have is acceptable and appropriate in the

1 district, and I would look for you to issue a
2 certificate of appropriateness based on what
3 we've presented.

4 CHAIRMAN: Thank you.

5 Greg, would you like to comment?

6 MR. HUBER: Well, the
7 process, if it's followed, for the
8 Historic Preservation Board is that the
9 property owner would come to the Board with
10 this request, because it was obviously a
11 pressing need, and there would be a discussion
12 as to what you're going to put in so the
13 Historic Preservation Board can make a
14 suggestion. Typically there's some
15 back-and-forth and the property owner makes --
16 maybe goes back to the drawing board and they
17 accommodate the discussion that takes place.

18 And I know Mr. Cerny thinks these doors are
19 fine, but there was never any process for that
20 discussion to take place. Obviously from
21 reading the transcript, some of the persons on
22 the Historic Preservation Board thought that
23 this door could have been made to have a more
24 historical appearance than what is there, so
25 that discussion never took place.

1 I don't believe for a minute that it wasn't
2 anything other than an oversight, fixing a
3 door, a maintenance issue, which is what
4 Mr. Cerny just outlined, but there was no
5 back-and-forth opportunity for input here
6 and now we've got what we've got, so I guess
7 you'll have to decide whether that's all
8 right. If not, then send it back to the
9 Historic Preservation and let there be a
10 discussion as to what might suit everybody,
11 because that discussion actually is supposed to
12 take place on these kinds of issues - this is
13 right downtown - and that didn't happen here,
14 so my thought was that that's a step that's
15 important and it could be that the Board would
16 not agree that these doors are fine and that's
17 where the adjustment comes in.

18 So if anything, you're going to either
19 approve this the way it looks because you think
20 it's good enough, I guess, bypassing the
21 discussion process that typically takes place,
22 or you send it back and explain that this
23 adjustment as to something that satisfies
24 everybody should take place.

25 That's going to be up to you.

1 CHAIRMAN: Thank you.

2 MR. LARIBEE: If I could say --

3 CHAIRMAN: Yeah, go ahead.

4 MR. LARIBEE: -- in response to
5 Mr. Huber. The fact is that at the hearing
6 before the Preservation Board, evidence was
7 provided to the Board as to the appropriateness
8 of these doors that were put in. Whether there
9 was an application before or after, clearly
10 we're beyond that, but the question is whether
11 the doors that were put in are appropriate, and
12 Mr. Cerny provided evidence and pictures of
13 other doors around in the historic area
14 district which have the exact same type of
15 doors.

16 What the Preservation Board wants them to
17 do, and Mr. Cerny said, is trying to put it
18 back to a 1950s or 1960s design which doesn't
19 match the historical nature of the building
20 itself.

21 You have before you and the evidence was
22 presented to the Preservation Board was that
23 this does match and it would be consistent with
24 what's in the district and what they put on
25 there was basically -- again, the basis of the

1 repair was because the door wasn't working, it
2 was an emergency issue. They would have
3 possibilities where people couldn't get out of
4 the building in terms of a fire. Also having
5 to lock it at night was an issue.

6 But the fact of whether they asked for
7 permission before or after this was done,
8 Mr. Huber is right, we have what we have,
9 but the evidence presented to the Board was
10 never refuted, and unfortunately the Board did
11 not take the opportunity to explore that or
12 even discuss that. All they wanted to do is
13 talk about the fact that they didn't apply
14 first.

15 And when my clients tried to get some
16 feedback after the hearing, it was "We want it
17 to look more Victorian," which is shocking
18 because Victorian is not a style, it's a
19 description of a type of perhaps what people
20 think is a general -- and Mr. Cerny can
21 explain this further, a general understanding
22 of what architecture could look like or a time
23 period.

24 MR. CERNY: It's an era.

25 MR. LARIBEE: But -- an era,

1 but not to this significant building.

2 So that was disserving, when they're
3 looking for that feedback, the only feedback
4 was "Well, they didn't come to us first."

5 MR. DUTTON: If I could add
6 onto that. If you look on Page 23 of the
7 transcript, the second-to-last page, after the
8 Board made a motion and denied the application,
9 I asked the Board to provide some direction to
10 the Applicant and Ms. Biggens-Ramer replied,
11 "I would like to recommend to the Applicant
12 that you do some research for either doors that
13 have been historical to the building for
14 replacement, or if you cannot find those, there
15 are contemporary door manufacturers that make
16 historical --" it goes on a little bit about
17 the previous-looking doors, but they did
18 provide some direction after the hearing was
19 held at my request.

20 CHAIRMAN: Okay. Thank you.

21 To begin discussion, again, I think we're
22 ready for that. I want to ask a question of
23 Tony.

24 You have provided pictures of some other
25 similar doors around the Square in the packet.

1 Are you aware, do you know if any of those
2 doors have gone through Historic Board
3 Preservation preapproval? Has that style been
4 addressed in other approvals for those
5 buildings?

6 MR. CERNY: I don't know. I
7 suspect most of them probably have not.

8 Now, I will say the doors on the old
9 Ziegler's building, that would have gone
10 through the State's preservation office because
11 that building you see preservation credits.
12 That building makes use of that same sort of
13 standard storefront.

14 So I just want to just comment one last
15 time about the fact. Whether the Preservation
16 Board thought maybe we should use a different
17 door or not, part of my argument that I'm
18 really trying to present here is that it's
19 inappropriate to try to put a historic-looking
20 door on that building trying to give reference
21 to the fact that maybe it had that door. It's
22 very specific in the guidelines from the
23 federal government that if you don't know what
24 it was, you don't put something else in that
25 you think maybe is from the same period. You

1 put something in that is sympathetic in the
2 overall design, massing, and rhythm and scale,
3 and things like that, but you don't try to
4 bring in something that's going to give the
5 impression of being historic. That's contrary
6 to what we're trying to do when we're actually
7 trying to do preservation.

8 As an example, Medina's gazebo. Everybody
9 loves Medina's gazebo, but as far as I'm
10 concerned -- and I like the gazebo there, I
11 think it does a wonderful job, but the gazebo
12 is actually as probably as wrong for being in
13 that Square as anything, because we know at one
14 time there wasn't a gazebo there, and so what
15 we decided -- when the community decided to do
16 a gazebo in the early '70s, they go out to
17 another city, say "This is a very pretty gazebo
18 that was built right around that same time,"
19 and they basically duplicated that and put it
20 into the Square.

21 And I know that and I can accept that, but
22 most people coming into the community -- I
23 shouldn't say most. A lot of people think
24 that that's actually original to the
25 community, and that's that primary example

1 question, Mr. Dutton. If I'm not mistaken, you
2 were in favor of approval of the door. Is that
3 so?

4 MR. DUTTON: Yes. My end of
5 the staff report, the staff recommendation is
6 approval of the application. It was based on
7 what the Applicant presented as the -- you
8 know, walking by there a year ago, you might
9 have thought those were the original doors.
10 That turned out not to be the case. They were
11 typical standard metal doors and replacing them
12 with another kind of false history would be
13 inappropriate.

14 That, with the addition of how many doors
15 are like this in the downtown which, I mean, if
16 you walk around, it might be fifty percent,
17 it's probably somewhere in that area, that
18 they're totally not out of character for the
19 Square.

20 MR. WILLIAMS: Okay. Thank
21 you.

22 Follow-up question. I did not see
23 anywhere in the transcript that the
24 Historic Preservation asked you about your
25 approval. Do you remember it differently?

1 MS. TOME: I don't believe
2 they asked.

3 MR. DUTTON: I believe I said
4 it at the end of my presentation. I'd have to
5 look back in the transcript, but I don't think
6 I was, you know, directly asked about my
7 recommendation.

8 MR. WILLIAMS: Okay. I just
9 found that odd that they didn't ask staff --
10 why they would be not conferred.

11 MS. FRY: I have a question
12 for Tony.

13 It sounds from your testimony that you
14 weren't involved in the selection of the
15 doors.

16 MR. CERNY: No. After the
17 City contacted the owners, they asked me to put
18 together the application.

19 MS. FRY: Would you have
20 selected these doors to go in there if you had
21 the choice, or would you have selected
22 something slightly different?

23 MR. CERNY: No, I had no
24 problem with this style. It's -- you know,
25 yeah, I think they would have been just fine.

1 I can't see -- I don't like -- I think it needs
2 to be a storefront door because it's a
3 storefront framing. I don't think we gain
4 anything to go with a three-quarter lite
5 storefront door. That, to me, doesn't add
6 anything, any quality at all, so I would have
7 stayed with a regular aluminum storefront
8 door.

9 CHAIRMAN: Other questions?

10 MR. HENWOOD: Nope.

11 MR. ROSZAK: I think you've
12 done a good job of outlining why those doors
13 are appropriate, given the architectural
14 integrity of that building, whatever it was
15 originally has been lost, and why that style of
16 door is appropriate.

17 MR. CERNY: Thank you.

18 CHAIRMAN: Are we close
19 to a motion? Does someone again want to be
20 brave?

21 MR. ROSZAK: I make a motion
22 to grant the appeal and approve the permit for
23 the doors.

24 MR. LARIBEE: A certificate of
25 appropriateness is what we need.

1 MR. ROSZAK: Yes. In that
2 they are appropriate given the history of the
3 building and the architectural history of the
4 building that has been lost over time.

5 That's it.

6 CHAIRMAN: And a second?

7 MS. FRY: I'll second.

8 CHAIRMAN: Moved and
9 seconded.

10 You may call the roll, please.

11 MS. TOME: Fry?

12 MS. FRY: Yes.

13 MS. TOME: Henwood?

14 MR. HENWOOD: Yes.

15 MS. TOME: Humpal?

16 CHAIRMAN: Yes.

17 MS. TOME: Roszak?

18 MR. ROSZAK: Yes.

19 MS. TOME: Williams?

20 MR. WILLIAMS: Yes.

21 CHAIRMAN: Motion carries,
22 five-to-zero.

23 MR. LARIBEE: Thank you.

24 CHAIRMAN: Good luck.

25 Any announcements, Andrew?

1 MR. DUTTON: No, other than
2 trying to get those findings of fact for the
3 next meeting to you as soon as possible.

4 CHAIRMAN: And we have one
5 case on the 9th, I think -- or 10th, I think it
6 is, so hopefully we're all here.

7 We are adjourned. Thank you all.

8 (Meeting concluded.)

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

CERTIFICATE

I, Makenzie J. Sabo, RPR, Notary Public within and for the State of Ohio, duly commissioned and qualified, hereby certify that before the giving of their testimony, all persons were first duly sworn to testify to the truth, the whole truth, and nothing but the truth in this case aforesaid and that the testimony was taken by me by means of stenotype in the presence of said persons.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Medina, Ohio this 11th day of March, 2022.

Makenzie J. Sabo, RPR
and Notary Public within and for
the State of Ohio.
My commission expires 09/19/23.

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	acceptable [1] - 21:25 accommodate [1] - 22:17 '50s [2] - 8:10, 20:6 '60s [2] - 8:10, 20:6 '70s [2] - 8:19, 28:16 '80s [1] - 8:20	applied [2] - 15:12, 16:8 apply [1] - 25:13 appreciate [1] - 12:3 approach [1] - 16:17 appropriate [10] - 7:19, 12:12, 12:20, 13:8, 21:11, 21:25, 24:11, 32:13, 32:16, 33:2 appropriateness [4] - 5:14, 22:2, 24:7, 32:25 approval [7] - 5:20, 5:24, 12:17, 12:18, 30:2, 30:6, 30:25 approvals [1] - 27:4 approve [4] - 6:6, 21:21, 23:19, 32:22 architects [1] - 14:9 architectural [5] - 5:5, 13:17, 14:3, 32:13, 33:3 Architectural [2] - 2:13, 5:12 architecture [1] - 25:22 area [3] - 19:7, 24:13, 30:17 argument [1] - 27:17 assessment [1] - 29:23 assist [1] - 13:2 Assistant [1] - 2:7 assumptions [1] - 17:12 AT [1] - 1:7 attempt [1] - 17:24 Auto [6] - 8:12, 9:7, 9:9, 9:10, 9:20, 16:22 Avenue [1] - 1:17 avoid [1] - 11:5 aware [1] - 27:1	best [1] - 10:20 beyond [1] - 24:10 big [1] - 18:15 Biggens [1] - 26:10 Biggens-Ramer [1] - 26:10 bit [6] - 3:11, 7:22, 8:18, 13:10, 26:16 board [1] - 22:16 BOARD [1] - 1:4 Board [42] - 1:13, 3:12, 3:21, 3:24, 4:2, 4:19, 4:23, 5:23, 6:7, 6:12, 6:20, 11:3, 11:11, 11:14, 11:15, 11:19, 12:15, 12:23, 13:16, 14:12, 14:17, 18:23, 20:2, 20:12, 20:14, 21:9, 21:16, 22:8, 22:9, 22:13, 22:22, 23:15, 24:6, 24:7, 24:16, 24:22, 25:9, 25:10, 26:8, 26:9, 27:2, 27:16 Board's [2] - 12:21, 13:13 Branden [1] - 2:15 Brandilyn [1] - 2:3 brave [1] - 32:20 break [1] - 9:16 Brendan [1] - 4:13 briefly [1] - 3:9 bring [2] - 18:15, 28:4 Broadway [2] - 1:23, 4:9 brought [2] - 3:23, 11:19 build [1] - 8:4 build-back [1] - 8:4 building [36] - 7:22, 7:23, 7:24, 7:25, 8:11, 8:15, 8:24, 11:8, 12:10, 14:7, 15:14, 16:2, 16:3, 16:4, 16:6, 16:12, 16:14, 16:18, 17:5, 17:25, 18:7, 19:4, 20:7, 24:19, 25:4, 26:1, 26:13, 27:9, 27:11, 27:12, 27:20, 29:15, 29:21, 32:14, 33:3, 33:4 buildings [9] - 8:2, 8:23, 8:24, 13:20, 14:4, 18:24, 19:5, 27:5, 29:19 built [4] - 7:24, 11:24, 12:23, 28:18 bypassing [1] - 23:20	cannot [1] - 26:14 careful [1] - 15:1 carries [1] - 33:21 case [8] - 3:7, 3:25, 16:19, 18:9, 29:20, 30:10, 34:5, 35:9 CASE [1] - 1:5 cast [1] - 17:3 CDC [1] - 7:8 CERNY [8] - 5:9, 5:11, 9:3, 25:24, 27:6, 31:16, 31:23, 32:17 Cerny [10] - 2:13, 4:18, 4:25, 5:8, 5:12, 22:18, 23:4, 24:12, 24:17, 25:20 certain [3] - 13:20, 14:20, 15:11 CERTIFICATE [1] - 35:3 certificate [3] - 5:14, 22:2, 32:24 certify [2] - 35:6, 35:12 CHAIRMAN [16] - 3:6, 4:4, 5:10, 22:4, 24:1, 24:3, 26:20, 29:24, 32:9, 32:18, 33:6, 33:8, 33:16, 33:21, 33:24, 34:4 Chairman [1] - 2:2 change [3] - 3:24, 4:2, 11:25 changes [1] - 7:1 chapter [1] - 13:25 Chapter [1] - 14:10 character [3] - 17:5, 20:7, 30:18 charge [1] - 12:22 choice [1] - 31:21 city [1] - 28:17 CITY [1] - 1:4 City [12] - 1:13, 1:16, 2:5, 2:8, 2:9, 6:3, 6:9, 7:13, 12:8, 14:1, 29:8, 31:17 City's [3] - 7:15, 13:16, 13:18 cleaning [1] - 15:16 clearly [1] - 24:9 clients [1] - 25:15 close [2] - 10:10, 32:18 closely [1] - 9:5 colonial [1] - 20:25 coming [1] - 28:22 commencing [1] - 1:14
0				
09/19/23 [1] - 35:20				
1				
10th [1] - 34:5 11th [1] - 35:16 132 [1] - 1:17 13th [1] - 4:25 145 [1] - 14:10 145.07 [1] - 13:24 14th [1] - 4:24 1880s [1] - 7:25 1950s [1] - 24:18 1960s [1] - 24:18	add [3] - 20:7, 26:5, 32:5 added [3] - 9:12, 9:15, 9:24 addition [1] - 30:14 additions [1] - 15:21 addressed [1] - 27:4 adjoined [1] - 34:7 adjustment [2] - 23:17, 23:23 Administrative [1] - 2:7 adopted [2] - 6:9, 7:12 adopts [1] - 14:12 advance [4] - 12:17, 12:18, 20:2, 21:20 affiliate [1] - 4:16 affixed [1] - 35:15 aforsaid [1] - 35:9 ago [1] - 30:8 agree [1] - 23:16 ahead [4] - 5:10, 9:9, 19:22, 24:3 almost [1] - 15:17 aluminum [7] - 9:8, 9:16, 9:19, 10:18, 10:22, 10:24, 32:7 America [1] - 14:13 amount [1] - 13:20 Andrew [3] - 2:6, 3:9, 33:25 announcements [1] - 33:25 APPEAL [1] - 1:6 appeal [5] - 4:1, 4:22, 5:13, 5:17, 32:22 APPEALS [1] - 1:4 Appeals [1] - 1:14 appearance [4] - 17:19, 18:1, 22:24, 29:2 APPEARANCES [1] - 2:1 appeared [1] - 4:18 Applicant [8] - 2:11, 2:13, 2:15, 3:23, 5:1, 26:10, 26:11, 30:7 Applicant's [1] - 4:21 application [6] - 3:12, 5:19, 24:9, 26:8, 30:6, 31:18			
2				
2022 [3] - 1:12, 4:25, 35:16 207 [4] - 1:7, 3:8, 3:13, 4:3 209 [1] - 1:23 23 [1] - 26:6 24th [1] - 1:12				
3				
325 [1] - 4:9 330 [1] - 1:24				
4				
44256 [2] - 1:18, 1:23				
7				
723-2482 [1] - 1:24 7:13 [1] - 1:14				
9				
9th [1] - 34:5				
A				
able [3] - 10:16, 10:25, 29:10 above-entitled [1] - 35:13 accelerate [1] - 15:12 accept [1] - 28:21				
		B		
		back-and-forth [2] - 22:15, 23:5 background [3] - 4:21, 7:17, 7:21 based [5] - 5:17, 17:20, 22:2, 29:9, 30:6 basis [2] - 12:3, 24:25 begin [2] - 18:8, 26:21 beginning [1] - 29:6 behalf [3] - 2:9, 2:11, 2:13 Bert [1] - 2:2		

<p>comment [2] - 22:5, 27:14</p> <p>commercial [1] - 3:19</p> <p>commission [1] - 35:20</p> <p>commissioned [1] - 35:5</p> <p>Committee [1] - 20:17</p> <p>community [8] - 6:25, 8:4, 13:21, 17:13, 20:19, 28:15, 28:22, 28:25</p> <p>Community [3] - 2:5, 2:6, 20:17</p> <p>company [2] - 4:16, 5:12</p> <p>Company [4] - 2:15, 4:10, 4:15</p> <p>compatible [3] - 14:6, 18:5, 18:12</p> <p>complete [1] - 35:13</p> <p>completely [2] - 8:11, 8:16</p> <p>complying [1] - 9:2</p> <p>component [1] - 18:16</p> <p>compromise [1] - 15:23</p> <p>concerned [1] - 28:10</p> <p>concluded [1] - 34:8</p> <p>conferred [1] - 31:10</p> <p>confusing [1] - 18:18</p> <p>consider [1] - 21:8</p> <p>consideration [1] - 16:10</p> <p>consistent [4] - 7:20, 14:10, 21:7, 24:23</p> <p>constructed [1] - 17:16</p> <p>contacted [2] - 3:22, 31:17</p> <p>contemporary [1] - 26:15</p> <p>contrary [2] - 6:6, 28:5</p> <p>cornice [3] - 9:11, 9:14</p> <p>correct [1] - 15:6</p> <p>COUNTY [1] - 35:2</p> <p>couple [2] - 13:12, 15:7</p> <p>COURT [2] - 1:7, 1:22</p> <p>Court [3] - 3:8, 3:13, 4:3</p> <p>create [4] - 12:9, 14:23, 18:3, 19:17</p> <p>creating [1] - 17:18</p> <p>credibility [1] - 6:24</p> <p>credits [2] - 13:4, 27:11</p> <p>current [2] - 10:16, 20:8</p>	<p>cut [1] - 9:21</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>damages [1] - 15:17</p> <p>date [1] - 7:23</p> <p>deal [2] - 6:16, 6:17</p> <p>dealing [2] - 20:4</p> <p>deceive [1] - 12:8</p> <p>decide [1] - 23:7</p> <p>decided [3] - 11:4, 28:15</p> <p>decision [2] - 4:1, 4:22</p> <p>defining [1] - 17:5</p> <p>definite [1] - 13:21</p> <p>denial [5] - 5:14, 5:25, 6:1, 6:2, 6:6</p> <p>DENIAL [1] - 1:6</p> <p>denied [2] - 3:24, 26:8</p> <p>Department [1] - 2:6</p> <p>description [1] - 25:19</p> <p>design [4] - 14:9, 18:12, 24:18, 28:2</p> <p>Design [4] - 2:13, 5:13, 16:24, 20:17</p> <p>detail [1] - 9:13</p> <p>detailing [3] - 3:17, 15:22, 17:7</p> <p>deterioration [1] - 15:13</p> <p>devastating [1] - 8:3</p> <p>developed [1] - 13:1</p> <p>Development [2] - 2:6, 2:6</p> <p>different [2] - 27:16, 31:22</p> <p>differently [1] - 30:25</p> <p>difficulty [2] - 10:5, 10:19</p> <p>diminishes [3] - 14:24, 18:17, 19:14</p> <p>direction [3] - 14:10, 26:9, 26:18</p> <p>directly [2] - 4:17, 31:6</p> <p>Director [2] - 2:6, 2:8</p> <p>director [2] - 5:19, 5:24</p> <p>disagree [1] - 11:18</p> <p>discuss [3] - 5:23, 6:13, 25:12</p> <p>discussion [8] - 22:11, 22:17, 22:20, 22:25, 23:10, 23:11, 23:21, 26:21</p> <p>dis-serving [1] - 26:2</p> <p>district [7] - 14:3, 19:13, 19:14, 21:14, 22:1, 24:14, 24:24</p>	<p>Districts [1] - 13:18</p> <p>documentation [3] - 8:13, 17:8, 17:22</p> <p>done [10] - 3:20, 3:22, 8:6, 13:7, 17:23, 19:12, 20:9, 20:13, 25:7, 32:12</p> <p>DOOR [1] - 1:7</p> <p>door [25] - 3:14, 3:19, 3:23, 5:2, 5:4, 5:6, 10:13, 10:18, 12:12, 18:24, 19:24, 21:18, 22:23, 23:3, 25:1, 26:15, 27:17, 27:20, 27:21, 29:14, 30:2, 32:2, 32:5, 32:8, 32:16</p> <p>doors [54] - 4:3, 5:15, 5:20, 6:6, 6:13, 6:15, 6:21, 7:19, 9:8, 9:18, 9:19, 10:3, 10:6, 10:7, 10:9, 10:20, 10:21, 10:22, 10:23, 10:25, 12:5, 12:6, 12:12, 12:19, 18:21, 19:18, 19:21, 19:22, 20:9, 20:10, 21:13, 21:14, 21:21, 22:18, 23:16, 24:8, 24:11, 24:13, 24:15, 26:12, 26:17, 26:25, 27:2, 27:8, 29:16, 29:17, 30:9, 30:11, 30:14, 31:15, 31:20, 32:12, 32:23</p> <p>down [2] - 4:12, 12:11</p> <p>downtown [2] - 23:13, 30:15</p> <p>drawing [1] - 22:16</p> <p>duly [2] - 35:5, 35:7</p> <p>duplicate [1] - 15:21</p> <p>duplicated [1] - 28:19</p> <p>during [1] - 6:11</p> <p>Dutton [2] - 2:6, 30:1</p> <p>DUTTON [6] - 3:10, 9:2, 26:5, 30:4, 31:3, 34:1</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>early [7] - 8:10, 8:19, 20:6, 20:17, 20:18, 21:2, 28:16</p> <p>economic [2] - 16:11, 16:15</p> <p>effort [1] - 6:12</p> <p>either [2] - 23:18, 26:12</p> <p>elected [1] - 10:21</p> <p>element [6] - 9:11,</p>	<p>9:12, 9:24, 16:3, 16:5</p> <p>elements [2] - 3:15, 16:18</p> <p>Elmwood [1] - 1:17</p> <p>emergency [1] - 25:2</p> <p>end [2] - 30:4, 31:4</p> <p>ensure [2] - 14:5, 14:7</p> <p>entire [1] - 17:1</p> <p>entitled [1] - 35:13</p> <p>entrance [1] - 17:2</p> <p>era [2] - 25:24, 25:25</p> <p>especially [1] - 19:7</p> <p>Esq [1] - 2:11</p> <p>essence [1] - 12:22</p> <p>essentially [4] - 7:25, 9:21, 10:22, 12:22</p> <p>established [1] - 12:24</p> <p>evaluating [1] - 13:2</p> <p>evening [1] - 5:9</p> <p>evidence [5] - 4:19, 24:6, 24:12, 24:21, 25:9</p> <p>exact [6] - 7:23, 9:6, 19:3, 19:4, 24:14, 29:11</p> <p>exactly [1] - 18:8</p> <p>example [4] - 15:11, 17:2, 28:8, 28:25</p> <p>examples [1] - 18:22</p> <p>Exchange [3] - 2:15, 4:11, 4:14</p> <p>excuse [1] - 13:10</p> <p>existing [3] - 11:14, 14:4, 14:6</p> <p>expectation [1] - 11:22</p> <p>expires [1] - 35:20</p> <p>explain [2] - 23:22, 25:21</p> <p>explore [1] - 25:11</p> <p>extent [1] - 15:22</p> <p>exterior [3] - 15:15, 15:20, 17:1</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>fabric [1] - 15:17</p> <p>facade [2] - 10:1, 17:3</p> <p>fact [11] - 6:14, 6:19, 7:18, 8:15, 19:15, 24:5, 25:6, 25:13, 27:15, 27:21, 34:2</p> <p>fail [1] - 15:24</p> <p>failed [1] - 6:19</p> <p>failing [1] - 19:21</p> <p>failure [1] - 21:19</p> <p>false [5] - 17:19, 18:6, 18:16, 19:17, 30:12</p>	<p>familiar [1] - 11:13</p> <p>far [1] - 28:9</p> <p>fashion [1] - 11:21</p> <p>fault [1] - 21:5</p> <p>favor [1] - 30:2</p> <p>feasibility [1] - 16:11</p> <p>feature [1] - 17:2</p> <p>features [1] - 16:18</p> <p>Features [1] - 16:25</p> <p>February [1] - 1:12</p> <p>federal [4] - 13:1, 13:2, 13:4, 27:23</p> <p>feedback [3] - 25:16, 26:3</p> <p>felt [4] - 6:5, 11:3, 21:17, 21:20</p> <p>few [1] - 19:7</p> <p>fifty [1] - 30:16</p> <p>findings [1] - 34:2</p> <p>fine [4] - 19:19, 22:19, 23:16, 31:25</p> <p>fire [1] - 25:4</p> <p>firehouse [4] - 7:6, 29:5, 29:7, 29:11</p> <p>fires [1] - 8:3</p> <p>first [6] - 5:18, 7:15, 13:15, 25:14, 26:4, 35:7</p> <p>fit [1] - 10:17</p> <p>five [1] - 33:22</p> <p>five-to-zero [1] - 33:22</p> <p>fixing [1] - 23:2</p> <p>flip [1] - 9:1</p> <p>floor [1] - 16:20</p> <p>focused [1] - 6:18</p> <p>follow [2] - 20:15, 30:22</p> <p>follow-up [1] - 30:22</p> <p>followed [1] - 22:7</p> <p>form [2] - 15:21, 17:6</p> <p>forth [3] - 13:8, 22:15, 23:5</p> <p>founders [1] - 20:22</p> <p>framing [3] - 9:8, 9:16, 32:3</p> <p>front [3] - 11:15, 11:19, 20:1</p> <p>Fry [1] - 2:3</p> <p>FRY [4] - 31:11, 31:19, 33:7, 33:12</p> <p>fry [1] - 33:11</p> <p>full [2] - 16:14, 35:12</p> <p>funding [1] - 13:4</p> <p>future [1] - 14:8</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gain [1] - 32:3</p> <p>gazebo [7] - 28:8,</p>
--	--	---	--	--

<p>28:9, 28:10, 28:11, 28:14, 28:16, 28:17 gazebo's [1] - 7:5 geared [1] - 13:5 general [2] - 25:20, 25:21 gentleman [2] - 4:12, 4:17 Gift [1] - 3:13 given [2] - 32:13, 33:2 glass [2] - 9:22, 9:23 government [3] - 13:1, 13:2, 27:23 grab [1] - 16:2 grant [1] - 32:22 Greg [1] - 22:5 Gregory [1] - 2:8 guess [3] - 19:20, 23:6, 23:20 Guidelines [3] - 14:1, 14:8, 20:12 guidelines [5] - 6:8, 7:16, 7:20, 21:10, 27:22</p>	<p>historic-looking [1] - 27:19 historical [8] - 17:8, 17:19, 17:21, 18:16, 22:24, 24:19, 26:13, 26:16 history [7] - 6:22, 14:4, 19:17, 20:16, 30:12, 33:2, 33:3 hopefully [1] - 34:6 Huber [3] - 2:8, 24:5, 25:8 HUBER [1] - 22:6 Humpal [2] - 2:2, 33:15</p>	<p>15:16 involved [2] - 7:2, 31:14 iron [1] - 17:3 issue [6] - 3:14, 11:10, 22:1, 23:3, 25:2, 25:5 issued [1] - 4:23 issues [4] - 5:3, 6:16, 10:2, 23:12 Italianate [3] - 8:1, 19:6, 29:18 Italianate-style [2] - 8:1, 29:18 itself [4] - 6:3, 6:8, 7:22, 24:20</p>	<p>LLP [1] - 2:10 lock [3] - 10:8, 10:9, 25:5 locking [3] - 10:5, 10:13, 10:14 locks [1] - 11:1 locksets [1] - 10:16 locksmith [1] - 10:11 look [13] - 9:5, 12:13, 12:21, 13:9, 14:19, 18:21, 19:8, 22:1, 25:17, 25:22, 26:6, 29:5, 31:5 looked [4] - 8:15, 10:12, 17:11, 17:15 looking [7] - 8:23, 13:19, 21:17, 21:19, 26:3, 26:17, 27:19 looks [1] - 23:19 lost [3] - 19:1, 32:15, 33:4 loves [1] - 28:9 luck [1] - 33:24</p>	<p>Medina [12] - 1:13, 1:16, 1:17, 1:23, 2:5, 2:8, 2:9, 4:10, 14:1, 14:11, 20:24, 35:15 Medina's [3] - 20:16, 28:8, 28:9 meet [2] - 15:20, 15:24 Meeting [1] - 34:8 meeting [1] - 34:3 Member [4] - 2:2, 2:3, 2:3, 2:4 member [2] - 4:13, 7:8 mentioned [1] - 6:11 merits [2] - 6:13, 21:18 met [1] - 21:16 metal [1] - 30:11 Michael [2] - 2:11, 4:8 might [3] - 23:10, 30:8, 30:16 minute [1] - 23:1 missing [2] - 16:17, 17:2 Missing [1] - 16:24 mistaken [1] - 30:1 most [4] - 16:19, 27:7, 28:22, 28:23 motion [4] - 26:8, 32:19, 32:21, 33:21 moved [1] - 33:8 MR [31] - 3:10, 4:6, 5:9, 5:11, 9:2, 9:3, 22:6, 24:2, 24:4, 25:24, 25:25, 26:5, 27:6, 29:25, 30:4, 30:20, 31:3, 31:8, 31:16, 31:23, 32:10, 32:11, 32:17, 32:21, 32:24, 33:1, 33:14, 33:18, 33:20, 33:23, 34:1 MS [10] - 31:1, 31:11, 31:19, 33:7, 33:11, 33:12, 33:13, 33:15, 33:17, 33:19 multiple [2] - 18:24, 19:2 muntins [1] - 9:15</p>
<p>H</p> <p>H21-12 [1] - 1:6 Hall [1] - 1:17 hand [1] - 35:14 hearing [4] - 4:24, 24:5, 25:16, 26:18 held [4] - 1:11, 1:16, 4:24, 26:19 help [1] - 14:7 helped [1] - 7:11 helping [1] - 7:13 Henwood [2] - 2:4, 33:13 HENWOOD [2] - 32:10, 33:14 hereby [1] - 35:6 hereunto [1] - 35:14 Hertrick [2] - 2:10, 4:9 highlighted [1] - 15:7 Historic [15] - 3:21, 4:2, 4:23, 11:2, 13:16, 13:18, 16:25, 20:11, 22:8, 22:13, 22:22, 23:9, 27:2, 30:24 historic [26] - 7:16, 13:21, 14:2, 14:23, 14:24, 14:25, 15:13, 15:17, 15:23, 16:3, 16:5, 16:18, 17:5, 17:25, 18:6, 18:18, 18:24, 19:14, 20:3, 24:13, 27:19, 28:5, 29:2, 29:3</p>	<p>I</p> <p>idea [1] - 17:14 ignored [1] - 6:14 import [1] - 18:6 important [3] - 14:15, 14:21, 23:15 impression [1] - 28:5 improper [1] - 15:15 improperly [1] - 15:12 improving [1] - 19:15 IN [1] - 35:14 inappropriate [2] - 27:19, 30:13 INC [1] - 1:22 Inc [1] - 2:13 include [1] - 15:14 included [1] - 8:8 inconsistent [4] - 6:2, 19:12, 20:11, 21:14 influential [1] - 7:9 information [1] - 17:10 inlets [1] - 3:16 input [1] - 23:5 inside [1] - 10:17 instead [1] - 8:13 instrumental [2] - 7:13, 20:18 insufficient [1] - 17:21 insulation [1] - 15:16 intact [2] - 16:20, 17:14 integrity [3] - 13:17, 14:4, 32:14 intending [1] - 3:3 intent [1] - 12:7 intention [1] - 19:24 interior [1] - 17:1 Interior's [2] - 12:24, 14:13 introduce [2] - 4:6, 18:11 introducing [1] -</p>	<p>J</p> <p>January [2] - 4:24, 4:25 JK [1] - 3:13 job [3] - 13:22, 28:11, 32:12</p> <p>K</p> <p>kind [16] - 3:19, 6:10, 8:21, 9:11, 9:13, 9:16, 9:23, 10:23, 13:5, 13:25, 16:13, 19:3, 19:20, 19:23, 21:20, 30:12 kinds [1] - 23:12</p>	<p>M</p> <p>maintain [1] - 13:17 maintained [1] - 16:21 maintenance [2] - 11:9, 23:3 Makenzie [3] - 1:15, 35:4, 35:18 malicious [1] - 11:4 managing [1] - 4:16 manner [2] - 13:8, 16:10 manufacturers [1] - 26:15 March [1] - 35:16 Mark [1] - 2:2 masonry [1] - 15:15 massing [2] - 18:5, 28:2 match [2] - 24:19, 24:23 material [2] - 15:21, 18:13 materials [2] - 14:6, 15:18 matter [1] - 4:7 MCRMedina@msn.com [1] - 1:24 mean [1] - 30:15 means [1] - 35:10 meant [2] - 14:9, 21:4 measuring [1] - 14:18 mechanism [2] - 10:13, 10:14 MEDINA [3] - 1:4, 1:22, 35:2</p>	<p>N</p> <p>name [2] - 4:8, 5:11 nature [1] - 24:19 necessary [1] - 29:20 need [5] - 11:7, 12:9, 22:11, 29:21, 32:25 needs [1] - 32:1 never [4] - 12:19, 22:19, 22:25, 25:10 new [4] - 3:12, 6:20,</p>

<p>12:6, 18:11 next [2] - 16:7, 34:3 night [1] - 25:5 NO [1] - 1:5 nobody [1] - 20:18 North [3] - 1:17, 1:23, 4:9 Notary [4] - 1:15, 3:5, 35:4, 35:19 nothing [2] - 16:22, 35:9 numbers [1] - 7:7</p>	<p>6:19, 10:11, 11:3, 11:6, 11:12, 11:22, 12:2, 17:24, 19:22, 31:17 Owners [1] - 14:9</p>	<p>possible [1] - 34:3 potential [1] - 13:3 preapproval [1] - 27:3 presence [1] - 35:11 present [5] - 3:9, 3:25, 4:5, 7:18, 27:18 presentation [3] - 6:12, 12:14, 31:4 presented [6] - 4:19, 21:16, 22:3, 24:22, 25:9, 30:7 presenting [1] - 5:1 preservation [10] - 7:2, 7:10, 7:16, 13:6, 14:2, 14:8, 20:20, 27:10, 27:11, 28:7 Preservation [31] - 3:21, 4:2, 4:19, 4:23, 6:7, 11:3, 11:11, 11:14, 11:15, 11:19, 12:15, 12:21, 12:23, 13:13, 13:16, 18:23, 20:2, 20:12, 20:14, 21:9, 21:16, 22:8, 22:13, 22:22, 23:9, 24:6, 24:16, 24:22, 27:3, 27:15, 30:24 preserve [4] - 13:23, 14:3, 14:22, 21:4 preserving [1] - 18:19 pressing [1] - 22:11 pretty [6] - 7:7, 7:9, 16:20, 28:17, 29:17 prevalent [2] - 8:6, 29:17 previous [1] - 26:17 previous-looking [1] - 26:17 primarily [1] - 8:3 primary [1] - 28:25 principal [1] - 17:3 principle [1] - 14:12 problem [1] - 31:24 procedures [1] - 14:5 PROCEEDINGS [1] - 3:1 Proceedings [1] - 1:11 process [5] - 11:6, 17:7, 22:7, 22:19, 23:21 processes [1] - 15:11 PROFESSIONAL [1] - 1:22 project [3] - 13:6, 13:7, 15:19 projects [6] - 7:3, 7:7, 11:16, 13:3, 16:9, 20:15 properties [2] - 11:12,</p>	<p>14:2 property [3] - 12:1, 22:9, 22:15 provide [4] - 11:7, 19:24, 26:9, 26:18 provided [3] - 24:7, 24:12, 26:24 providing [1] - 4:20 Public [3] - 1:15, 35:4, 35:19 pulled [1] - 13:12 purpose [2] - 13:15, 13:24 put [22] - 8:12, 9:14, 9:22, 15:1, 15:4, 16:1, 16:3, 18:20, 18:21, 20:9, 20:10, 22:12, 24:8, 24:11, 24:17, 24:24, 27:19, 27:24, 28:1, 28:19, 29:14, 31:17 putting [2] - 6:20, 12:5</p>	<p>record [1] - 8:14 recovered [1] - 17:6 reference [1] - 27:20 references [1] - 18:7 refuted [1] - 25:10 regard [1] - 5:3 REGISTERED [1] - 1:22 regular [2] - 12:3, 32:7 rehabilitated [1] - 19:1 rehabilitation [6] - 7:10, 13:3, 15:8, 15:10, 16:9, 21:3 Rehabilitation [2] - 12:25, 14:14 remains [1] - 16:23 remember [3] - 8:8, 29:6, 30:25 removed [2] - 8:12, 8:16 Renaissance [2] - 8:21, 29:18 Renaissance-style [1] - 29:18 renovated [1] - 8:25 renovating [1] - 8:24 renovation [1] - 20:8 repair [3] - 10:12, 10:14, 25:1 replace [2] - 10:20, 10:21 replaced [6] - 3:17, 5:4, 5:6, 6:15, 19:22, 20:5 REPLACEMENT [1] - 1:7 replacement [6] - 5:2, 5:21, 6:14, 12:12, 17:20, 26:14 replacing [4] - 10:23, 16:17, 17:17, 30:11 replied [1] - 26:10 repointing [1] - 15:15 report [1] - 30:5 REPORTERS [2] - 1:22, 1:22 represent [2] - 4:10, 8:2 represented [1] - 11:25 reproduce [1] - 29:10 request [2] - 22:10, 26:19 requirements [2] - 11:23, 13:13 requiring [1] - 11:10 research [1] - 26:12 Reserve [1] - 20:24 response [2] - 21:11, 24:4</p>
O	P			
<p>oath [1] - 3:4 obviously [2] - 22:10, 22:20 odd [3] - 10:4, 31:9 OF [6] - 1:4, 1:6, 35:1, 35:2 office [2] - 27:10, 35:15 Ohio [6] - 1:16, 1:17, 1:23, 35:5, 35:15, 35:19 OHIO [1] - 35:1 old [3] - 8:23, 10:15, 27:8 once [2] - 18:17, 21:15 one [8] - 6:10, 13:15, 14:20, 16:13, 18:15, 27:14, 28:13, 34:4 open [1] - 10:7 opportunity [2] - 23:5, 25:11 order [1] - 12:16 Ordinance [1] - 6:3 ordinance [2] - 6:4, 6:8 Ordinances [1] - 14:11 organization [1] - 20:21 original [11] - 7:11, 8:10, 8:14, 9:24, 10:17, 16:23, 17:13, 20:22, 28:24, 30:9 originally [5] - 7:14, 13:1, 17:16, 20:23, 32:15 outlined [1] - 23:4 outlining [1] - 32:12 overall [1] - 28:2 oversight [1] - 23:2 overview [1] - 3:11 owner [4] - 3:23, 4:13, 22:9, 22:15 owner's [1] - 21:19 owners [11] - 6:17,</p>	<p>p.m [1] - 1:14 packet [1] - 26:25 Page [1] - 26:6 page [1] - 26:7 paneling [1] - 9:13 Park [3] - 2:15, 4:11, 4:14 part [1] - 27:17 particular [6] - 16:6, 16:19, 18:9, 18:23, 19:7, 29:20 pass [1] - 5:8 Paul [1] - 2:3 people [6] - 8:8, 8:21, 25:3, 25:19, 28:22, 28:23 percent [1] - 30:16 perfectly [1] - 19:19 perhaps [1] - 25:19 period [2] - 25:23, 27:25 permission [1] - 25:7 permit [1] - 32:22 persons [4] - 3:3, 22:21, 35:7, 35:11 photograph [1] - 5:15 photographs [1] - 29:9 photos [2] - 17:8, 19:8 physical [2] - 15:13, 17:22 physically [1] - 17:4 pictorial [1] - 17:21 picture [2] - 8:9, 16:21 pictures [3] - 19:2, 24:12, 26:24 pieces [1] - 9:21 place [12] - 10:10, 12:10, 20:14, 20:25, 21:9, 21:10, 22:17, 22:20, 22:25, 23:12, 23:21, 23:24 placed [1] - 3:4 planning [2] - 5:19, 5:23 Planning [1] - 2:5 plays [1] - 17:4 plywood [1] - 9:21 pop [1] - 14:20 position [1] - 4:21 positive [1] - 29:12 possibilities [1] - 25:3</p>			
			Q	
			<p>qualified [1] - 35:6 qualities [1] - 13:22 quality [2] - 19:14, 32:6 quarter [4] - 29:14, 29:16, 29:17, 32:4 questions [1] - 32:9 quite [1] - 19:6</p>	
			R	
			<p>Ramer [1] - 26:10 re [1] - 19:2 read [3] - 5:22, 6:4, 15:9 reading [1] - 22:21 ready [1] - 26:22 reality [1] - 18:1 realize [1] - 19:25 really [19] - 6:1, 8:13, 9:5, 11:6, 11:9, 12:2, 12:19, 13:5, 14:15, 14:17, 16:15, 17:14, 17:22, 18:19, 20:18, 20:19, 20:25, 21:5, 27:18 reason [3] - 5:4, 5:17, 6:1 reasonable [1] - 16:10 recommend [2] - 17:18, 26:11 recommendation [2] - 30:5, 31:7 recommended [2] - 5:20, 5:24</p>	

<p>restoration [6] - 7:4, 7:6, 16:15, 20:16, 20:20, 29:12</p> <p>restore [2] - 15:2, 29:8</p> <p>result [1] - 15:19</p> <p>review [2] - 3:20, 11:6</p> <p>rhythm [1] - 28:2</p> <p>Rob [1] - 2:4</p> <p>role [1] - 17:4</p> <p>roll [1] - 33:10</p> <p>Rose [6] - 2:15, 4:10, 4:13, 4:15</p> <p>ROSZAK [4] - 32:11, 32:21, 33:1, 33:18</p> <p>Roszak [2] - 2:3, 33:17</p> <p>round [1] - 3:16</p> <p>RPR [3] - 1:15, 35:4, 35:18</p> <p>rules [3] - 6:7, 21:8, 21:9</p>	<p>shocking [1] - 25:17</p> <p>Shop [1] - 3:13</p> <p>show [1] - 19:3</p> <p>showing [1] - 19:16</p> <p>shown [1] - 5:15</p> <p>sides [1] - 9:22</p> <p>significance [1] - 5:5</p> <p>significant [1] - 26:1</p> <p>similar [1] - 26:25</p> <p>similarly [1] - 15:20</p> <p>simple [1] - 18:4</p> <p>situations [1] - 15:18</p> <p>size [1] - 18:12</p> <p>slightly [1] - 31:22</p> <p>solution [1] - 10:20</p> <p>someone [2] - 9:20, 32:19</p> <p>sometime [1] - 20:5</p> <p>somewhat [1] - 6:23</p> <p>somewhere [4] - 8:7, 8:9, 8:18, 30:17</p> <p>soon [1] - 34:3</p> <p>sorry [1] - 10:9</p> <p>sort [3] - 17:7, 20:25, 27:12</p> <p>sounds [1] - 31:13</p> <p>South [3] - 3:8, 3:13, 4:3</p> <p>SOUTH [1] - 1:7</p> <p>specific [3] - 11:23, 16:9, 27:22</p> <p>specifically [1] - 8:20</p> <p>specifics [1] - 14:1</p> <p>spend [1] - 21:17</p> <p>spent [2] - 12:15, 21:18</p> <p>Square [15] - 7:1, 7:3, 7:10, 8:2, 11:13, 11:17, 18:25, 19:6, 20:16, 20:24, 26:25, 28:13, 28:20, 29:4, 30:19</p> <p>ss [1] - 35:1</p> <p>staff [4] - 3:22, 30:5, 31:9</p> <p>staircase [1] - 17:3</p> <p>standard [3] - 3:19, 27:13, 30:11</p> <p>standards [8] - 12:23, 12:25, 14:16, 14:19, 14:22, 16:16, 18:2, 18:3</p> <p>Standards [4] - 14:13, 15:20, 15:24, 16:8</p> <p>started [3] - 8:22, 8:23, 10:3</p> <p>State [3] - 1:16, 35:5, 35:19</p> <p>STATE [1] - 35:1</p>	<p>State's [1] - 27:10</p> <p>statement [1] - 7:21</p> <p>States [1] - 14:12</p> <p>stayed [1] - 32:7</p> <p>stenotype [1] - 35:11</p> <p>step [1] - 23:14</p> <p>still [3] - 9:9, 17:13</p> <p>storefront [30] - 8:1, 8:11, 8:14, 8:25, 9:4, 9:6, 9:7, 9:14, 9:19, 9:25, 10:22, 10:24, 12:5, 12:6, 16:23, 17:11, 17:15, 17:20, 17:23, 19:3, 19:10, 20:3, 20:5, 20:6, 27:13, 29:19, 32:2, 32:3, 32:5, 32:7</p> <p>storefronts [3] - 10:15, 17:12, 18:25</p> <p>STREET [1] - 1:7</p> <p>Street [3] - 1:23, 3:8, 3:13</p> <p>strong [1] - 29:2</p> <p>structure [3] - 14:7, 15:22, 15:23</p> <p>structures [1] - 14:5</p> <p>Studios [2] - 2:13, 5:13</p> <p>stuff [3] - 13:11, 14:24, 29:3</p> <p>style [11] - 8:1, 8:6, 18:5, 18:23, 19:4, 25:18, 27:3, 29:18, 31:24, 32:15</p> <p>styles [3] - 10:17, 10:18, 21:1</p> <p>submitted [2] - 19:2, 19:9</p> <p>suggestion [1] - 22:14</p> <p>suit [1] - 23:10</p> <p>summarize [1] - 19:20</p> <p>supposed [3] - 6:5, 14:18, 23:11</p> <p>suspect [1] - 27:7</p> <p>sworn [1] - 35:7</p> <p>sympathetic [1] - 28:1</p>	<p>THE [1] - 1:6</p> <p>themselves [1] - 21:3</p> <p>they've [1] - 11:14</p> <p>thinking [2] - 8:22, 11:7</p> <p>thinks [1] - 22:18</p> <p>third [1] - 6:10</p> <p>three [5] - 5:17, 29:14, 29:16, 29:17, 32:4</p> <p>three-quarter [4] - 29:14, 29:16, 29:17, 32:4</p> <p>throughout [1] - 21:14</p> <p>Thursday [1] - 1:12</p> <p>tied [1] - 13:11</p> <p>together [1] - 31:18</p> <p>Tome [1] - 2:7</p> <p>TOME [6] - 31:1, 33:11, 33:13, 33:15, 33:17, 33:19</p> <p>tongue [1] - 13:11</p> <p>tongue-tied [1] - 13:11</p> <p>tonight [1] - 3:7</p> <p>Tony [5] - 2:13, 4:18, 5:12, 26:23, 31:12</p> <p>took [2] - 9:20, 22:25</p> <p>top [1] - 9:15</p> <p>totally [1] - 30:18</p> <p>towards [2] - 7:9, 13:5</p> <p>tower [3] - 29:7, 29:8, 29:11</p> <p>trained [1] - 21:2</p> <p>transcript [5] - 5:22, 22:21, 26:7, 30:23, 31:5</p> <p>Transcript [1] - 1:11</p> <p>transcription [1] - 35:13</p> <p>treatments [2] - 15:11, 15:19</p> <p>tried [2] - 10:12, 25:15</p> <p>trimmed [1] - 9:23</p> <p>true [1] - 16:1</p> <p>truly [3] - 14:22, 18:17, 29:3</p> <p>truth [3] - 35:8, 35:9</p> <p>try [5] - 11:21, 17:24, 18:6, 27:19, 28:3</p> <p>trying [15] - 6:5, 6:16, 6:17, 7:9, 11:5, 12:8, 16:12, 19:17, 19:24, 24:17, 27:18, 27:20, 28:6, 28:7, 34:2</p> <p>turned [1] - 30:10</p> <p>two [1] - 4:12</p> <p>type [2] - 24:14, 25:19</p> <p>typical [1] - 30:11</p> <p>typically [2] - 22:14, 23:21</p>	<p style="text-align: center;">U</p> <p>ultimately [1] - 21:24</p> <p>unable [1] - 10:14</p> <p>under [2] - 3:4, 16:16</p> <p>understood [1] - 20:19</p> <p>unfortunately [1] - 25:10</p> <p>United [1] - 14:12</p> <p>unless [1] - 17:6</p> <p>unlock [2] - 10:8, 10:9</p> <p>unlocking [1] - 10:5</p> <p>untold [1] - 7:6</p> <p>up [6] - 3:18, 9:9, 9:17, 21:13, 23:25, 30:22</p> <p>utilize [1] - 10:25</p>
S				V
<p>Sabo [3] - 1:15, 35:4, 35:18</p> <p>safe [3] - 10:10, 11:7, 12:9</p> <p>safety [2] - 6:15, 19:25</p> <p>Sarah [1] - 2:7</p> <p>satisfies [1] - 23:23</p> <p>save [1] - 15:2</p> <p>saw [1] - 9:19</p> <p>scale [3] - 18:5, 18:12, 28:2</p> <p>screen [3] - 3:16, 3:18, 5:7</p> <p>seal [1] - 35:15</p> <p>second [6] - 3:7, 5:25, 16:19, 26:7, 33:6, 33:7</p> <p>second-to-last [1] - 26:7</p> <p>seconded [1] - 33:9</p> <p>Secretary [2] - 12:24, 14:13</p> <p>secure [3] - 10:10, 11:8, 12:10</p> <p>security [1] - 19:25</p> <p>see [11] - 3:15, 3:18, 5:3, 5:7, 12:14, 16:21, 17:23, 19:9, 27:11, 30:22, 32:1</p> <p>selected [2] - 31:20, 31:21</p> <p>selection [1] - 31:14</p> <p>send [2] - 23:8, 23:22</p> <p>sense [1] - 19:17</p> <p>serves [1] - 4:15</p> <p>set [2] - 10:24, 35:14</p>				<p>value [1] - 8:22</p> <p>various [1] - 11:16</p> <p>viability [1] - 16:16</p> <p>Victorian [2] - 25:17, 25:18</p>
S				W
<p>Sabo [3] - 1:15, 35:4, 35:18</p> <p>safe [3] - 10:10, 11:7, 12:9</p> <p>safety [2] - 6:15, 19:25</p> <p>Sarah [1] - 2:7</p> <p>satisfies [1] - 23:23</p> <p>save [1] - 15:2</p> <p>saw [1] - 9:19</p> <p>scale [3] - 18:5, 18:12, 28:2</p> <p>screen [3] - 3:16, 3:18, 5:7</p> <p>seal [1] - 35:15</p> <p>second [6] - 3:7, 5:25, 16:19, 26:7, 33:6, 33:7</p> <p>second-to-last [1] - 26:7</p> <p>seconded [1] - 33:9</p> <p>Secretary [2] - 12:24, 14:13</p> <p>secure [3] - 10:10, 11:8, 12:10</p> <p>security [1] - 19:25</p> <p>see [11] - 3:15, 3:18, 5:3, 5:7, 12:14, 16:21, 17:23, 19:9, 27:11, 30:22, 32:1</p> <p>selected [2] - 31:20, 31:21</p> <p>selection [1] - 31:14</p> <p>send [2] - 23:8, 23:22</p> <p>sense [1] - 19:17</p> <p>serves [1] - 4:15</p> <p>set [2] - 10:24, 35:14</p>	<p>shocking [1] - 25:17</p> <p>Shop [1] - 3:13</p> <p>show [1] - 19:3</p> <p>showing [1] - 19:16</p> <p>shown [1] - 5:15</p> <p>sides [1] - 9:22</p> <p>significance [1] - 5:5</p> <p>significant [1] - 26:1</p> <p>similar [1] - 26:25</p> <p>similarly [1] - 15:20</p> <p>simple [1] - 18:4</p> <p>situations [1] - 15:18</p> <p>size [1] - 18:12</p> <p>slightly [1] - 31:22</p> <p>solution [1] - 10:20</p> <p>someone [2] - 9:20, 32:19</p> <p>sometime [1] - 20:5</p> <p>somewhat [1] - 6:23</p> <p>somewhere [4] - 8:7, 8:9, 8:18, 30:17</p> <p>soon [1] - 34:3</p> <p>sorry [1] - 10:9</p> <p>sort [3] - 17:7, 20:25, 27:12</p> <p>sounds [1] - 31:13</p> <p>South [3] - 3:8, 3:13, 4:3</p> <p>SOUTH [1] - 1:7</p> <p>specific [3] - 11:23, 16:9, 27:22</p> <p>specifically [1] - 8:20</p> <p>specifics [1] - 14:1</p> <p>spend [1] - 21:17</p> <p>spent [2] - 12:15, 21:18</p> <p>Square [15] - 7:1, 7:3, 7:10, 8:2, 11:13, 11:17, 18:25, 19:6, 20:16, 20:24, 26:25, 28:13, 28:20, 29:4, 30:19</p> <p>ss [1] - 35:1</p> <p>staff [4] - 3:22, 30:5, 31:9</p> <p>staircase [1] - 17:3</p> <p>standard [3] - 3:19, 27:13, 30:11</p> <p>standards [8] - 12:23, 12:25, 14:16, 14:19, 14:22, 16:16, 18:2, 18:3</p> <p>Standards [4] - 14:13, 15:20, 15:24, 16:8</p> <p>started [3] - 8:22, 8:23, 10:3</p> <p>State [3] - 1:16, 35:5, 35:19</p> <p>STATE [1] - 35:1</p>	<p>State's [1] - 27:10</p> <p>statement [1] - 7:21</p> <p>States [1] - 14:12</p> <p>stayed [1] - 32:7</p> <p>stenotype [1] - 35:11</p> <p>step [1] - 23:14</p> <p>still [3] - 9:9, 17:13</p> <p>storefront [30] - 8:1, 8:11, 8:14, 8:25, 9:4, 9:6, 9:7, 9:14, 9:19, 9:25, 10:22, 10:24, 12:5, 12:6, 16:23, 17:11, 17:15, 17:20, 17:23, 19:3, 19:10, 20:3, 20:5, 20:6, 27:13, 29:19, 32:2, 32:3, 32:5, 32:7</p> <p>storefronts [3] - 10:15, 17:12, 18:25</p> <p>STREET [1] - 1:7</p> <p>Street [3] - 1:23, 3:8, 3:13</p> <p>strong [1] - 29:2</p> <p>structure [3] - 14:7, 15:22, 15:23</p> <p>structures [1] - 14:5</p> <p>Studios [2] - 2:13, 5:13</p> <p>stuff [3] - 13:11, 14:24, 29:3</p> <p>style [11] - 8:1, 8:6, 18:5, 18:23, 19:4, 25:18, 27:3, 29:18, 31:24, 32:15</p> <p>styles [3] - 10:17, 10:18, 21:1</p> <p>submitted [2] - 19:2, 19:9</p> <p>suggestion [1] - 22:14</p> <p>suit [1] - 23:10</p> <p>summarize [1] - 19:20</p> <p>supposed [3] - 6:5, 14:18, 23:11</p> <p>suspect [1] - 27:7</p> <p>sworn [1] - 35:7</p> <p>sympathetic [1] - 28:1</p>	<p>THE [1] - 1:6</p> <p>themselves [1] - 21:3</p> <p>they've [1] - 11:14</p> <p>thinking [2] - 8:22, 11:7</p> <p>thinks [1] - 22:18</p> <p>third [1] - 6:10</p> <p>three [5] - 5:17, 29:14, 29:16, 29:17, 32:4</p> <p>three-quarter [4] - 29:14, 29:16, 29:17, 32:4</p> <p>throughout [1] - 21:14</p> <p>Thursday [1] - 1:12</p> <p>tied [1] - 13:11</p> <p>together [1] - 31:18</p> <p>Tome [1] - 2:7</p> <p>TOME [6] - 31:1, 33:11, 33:13, 33:15, 33:17, 33:19</p> <p>tongue [1] - 13:11</p> <p>tongue-tied [1] - 13:11</p> <p>tonight [1] - 3:7</p> <p>Tony [5] - 2:13, 4:18, 5:12, 26:23, 31:12</p> <p>took [2] - 9:20, 22:25</p> <p>top [1] - 9:15</p> <p>totally [1] - 30:18</p> <p>towards [2] - 7:9, 13:5</p> <p>tower [3] - 29:7, 29:8, 29:11</p> <p>trained [1] - 21:2</p> <p>transcript [5] - 5:22, 22:21, 26:7, 30:23, 31:5</p> <p>Transcript [1] - 1:11</p> <p>transcription [1] - 35:13</p> <p>treatments [2] - 15:11, 15:19</p> <p>tried [2] - 10:12, 25:15</p> <p>trimmed [1] - 9:23</p> <p>true [1] - 16:1</p> <p>truly [3] - 14:22, 18:17, 29:3</p> <p>truth [3] - 35:8, 35:9</p> <p>try [5] - 11:21, 17:24, 18:6, 27:19, 28:3</p> <p>trying [15] - 6:5, 6:16, 6:17, 7:9, 11:5, 12:8, 16:12, 19:17, 19:24, 24:17, 27:18, 27:20, 28:6, 28:7, 34:2</p> <p>turned [1] - 30:10</p> <p>two [1] - 4:12</p> <p>type [2] - 24:14, 25:19</p> <p>typical [1] - 30:11</p> <p>typically [2] - 22:14, 23:21</p>	<p>walk [1] - 30:16</p> <p>walking [1] - 30:8</p> <p>wants [1] - 24:16</p> <p>warranted [1] - 11:25</p> <p>warrants [1] - 16:14</p> <p>watched [1] - 6:25</p> <p>ways [1] - 10:12</p> <p>Western [7] - 8:12, 9:7, 9:9, 9:10, 9:20, 16:22, 20:24</p> <p>whereas [1] - 11:6</p> <p>WHEREOF [1] - 35:14</p> <p>white [1] - 9:10</p> <p>whole [6] - 11:5, 12:22, 15:9, 19:20, 29:6, 35:8</p> <p>Williams [2] - 2:2, 33:19</p> <p>WILLIAMS [4] - 29:25, 30:20, 31:8, 33:20</p> <p>windows [1] - 9:16</p> <p>WITNESS [1] - 35:14</p> <p>wonderful [1] - 28:11</p> <p>worthwhile [1] - 13:6</p> <p>write [2] - 7:11, 7:14</p> <p>writing [1] - 7:15</p>
S		T		Y
		<p>talks [2] - 13:25, 18:14</p> <p>tax [1] - 13:3</p> <p>technical [1] - 16:11</p> <p>techniques [1] - 15:16</p> <p>temporary [1] - 11:1</p> <p>tenants [3] - 10:4, 10:11, 11:8</p> <p>terms [1] - 25:4</p> <p>testify [2] - 3:4, 35:8</p> <p>testimony [3] - 31:13, 35:7, 35:10</p>		<p>year [1] - 30:8</p> <p>years [1] - 21:2</p>

Z**Z22-06** [2] - 1:5, 3:7**zero** [1] - 33:22**Ziegler's** [2] - 27:9,
29:21**ZONING** [1] - 1:4**Zoning** [1] - 1:13