

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY, MAY 7, 2026

The meeting convened via  
Video/Teleconference, at 1:00 p.m. EST, William  
Scharf, Chair, presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS  
PRESENT:

WILLIAM SCHARF, Chair,  
    Presidential Appointee (At-Large)  
STUART LEVENBACH, Vice Chair,  
    Mayoral Appointee  
LINDA ARGO, Mayoral Appointee  
    the District of Columbia  
MICHAEL BLAIR, Presidential Appointee  
ARRINGTON DIXON, Mayoral Appointee  
PAUL INGRASSIA, Government Service  
Administration  
EVAN CASH, Office of the Chairman of the Council  
    of the District of Columbia  
ANITA COZART, Office of the Mayor of  
    the District of Columbia  
STEPHEN BRUCH, Director,  
    Facilities Services Directorate  
JESSICA BOWRON, Director  
    U.S. National Park Service  
WILLIAM HENDERSON, U.S. Senate Committee on  
    Homeland Security and Governmental Affairs  
ELLIE MCGOWAN, U.S. House of Representatives  
    Committee on Oversight and Accountability

1 NCPC STAFF PRESENT:

2 MARCEL C. ACOSTA, Executive Director

DIANNE SULLIVAN, Planning Division Director

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|    | CONTENTS   |    |
|----|--|----|
| 1  |  |    |
| 2  | Roll Call  |    |
| 3  | Report of the Chair  | 4  |
| 4  | Report of the Executive Director   | 5  |
| 5  | Legislative Update   | 8  |
| 6  | Consent Calendar   | 10 |
| 7  | Action Items   | 12 |
| 8  | Executive Office of the President,<br>Office of Administration, 1650             | 16 |
| 9  | Pennsylvania Avenue, NW, Washington, DC -  |    |
| 10 | Eisenhower Executive Office Building<br>Exterior Beautification Project          |    |
| 11 | United States Department of Defense,<br>Washington Headquarters Services,        | 53 |
| 12 | 104 Boundary Channel Drive, Arlington,<br>Virginia - Pentagon Commercial Vehicle |    |
| 13 | Inspection Facility  |    |
| 14 | Adjourn  |    |
| 15 |  |    |
| 16 |  |    |
| 17 |  |    |
| 18 |  |    |
| 19 |  |    |
| 20 |  |    |
| 21 |  |    |
| 22 |  |    |

1 P-R-O-C-E-E-D-I-N-G-S

2 1:01 p.m.

3 CHAIRMAN SCHARF: Thank you, Madam  
4 Secretary. Good afternoon and welcome to the  
5 National Capital Planning Commission's May 7, 2026  
6 open session. First, Madam Secretary, could you  
7 please take the roll call?

8 MS. HOTTEL-COX: Yes. Commissioner  
9 Cozart?

10 MS. COZART: Here.

11 MS. HOTTEL-COX: Commissioner Bruch?

12 MR. BRUCH: Here.

13 MS. HOTTEL-COX: Commissioner Bowron?

14 MS. BOWRON: Here.

15 MS. HOTTEL-COX: Commissioner Argo?

16 MS. ARGO: Here.

17 MS. HOTTEL-COX: Vice Chairman  
18 Levenbach?

19 MR. LEVENBACH: Here.

20 MS. HOTTEL-COX: Chairman Scharf?

21 CHAIRMAN SCHARF: Here.

22 MS. HOTTEL-COX: Commissioner Ingrassia?

1 MR. INGRASSIA: Here.

2 MS. HOTTEL-COX: Commissioner Henderson?

3 MR. HENDERSON: Present.

4 MS. HOTTEL-COX: Commissioner McGowan?

5 MS. MCGOWAN: Here.

6 MS. HOTTEL-COX: Marcel Acosta,  
7 Executive Director, and Dianne Sullivan, current  
8 Planning Division Director, are also in the  
9 meeting. And with those present, Mr. Chairman, we  
10 do have a quorum to proceed.

11 CHAIRMAN SCHARF: Thank you, Madam  
12 Secretary. Noting the presence of a quorum, I'd  
13 like to call this meeting to order. Today's  
14 meeting is livestreamed and will be available, as  
15 is our custom, in a few days on the NCPC's website.  
16 And if there's no objection to the agenda as  
17 posted, the agenda is adopted as the order of  
18 business. And let's all stand for the Pledge of  
19 Allegiance.

20 (Pledge)

21 CHAIRMAN SCHARF: Agenda item 2 is the  
22 Report of the Chairman. First, I'd like to welcome

1 two new commissioners today. Stephen, I'll  
2 butcher the pronunciation of your name, sir,  
3 Bruch. Stephen Bruch joins us from the Department  
4 of War. He's our new NCPC representative from the  
5 Department, and he serves as the Director of the  
6 Facilities Services Directorate in the Washington  
7 Headquarters Service.

8 And second, Jessica Bowron. Did I  
9 pronounce your name right, ma'am? I'm sorry. The  
10 Acting Director of the National Park Service is  
11 sitting today as the NCPC representative from the  
12 Department of the Interior. To both of you,  
13 welcome.

14 Mr. Bruch was giving us a fascinating  
15 history of the monarch butterfly and its range  
16 across North America before we came today, which  
17 gives him, I think, great insight into the  
18 pollinator's policy of the NCPC, which is always  
19 a hot subject of discussion. But really, it's  
20 been an incredible honor getting to serve on this  
21 commission, and it's great to have both of you  
22 with us today. I'm sure you will similarly enjoy

1 the time you spend here.

2           Second, I want to share some of the  
3 highlights of the last month of public engagement  
4 on Pennsylvania Avenue design concepts. That's  
5 something that we've reviewed at a number of  
6 previous meetings, including our April meeting.  
7 We hosted two well-attended public meetings with  
8 attendees representing a handful of states across  
9 the nation. We also received more than 200 public  
10 comments representing feedback from people all  
11 walks of life who frequent or visit Pennsylvania  
12 Avenue.

13           We'd like to thank the National Building  
14 Museum for hosting the Pennsylvania Avenue display  
15 in their City Action Hall, and staff will compile  
16 a summary of public responses which will be posted  
17 on the project website in the coming weeks. This  
18 feedback obviously will be helpful to this  
19 commission as we continue dealing with projects  
20 relating to Pennsylvania Avenue and the next  
21 iteration of the design concept for it, which I  
22 think we're expecting to hear in the fall.

1           Other than that, I don't have too much  
2 to say or to add. We have a relatively short  
3 agenda today, which is, I'll say, quite welcome  
4 given how lengthy our last couple meetings have  
5 been, but an important agenda. So we'll proceed  
6 with that. Agenda item 3 is the Report of our  
7 Executive Director, Marcel Acosta. Marcel?

8           MR. ACOSTA: Thank you, Chair Scharf, and  
9 good afternoon. And welcome to our new  
10 commissioners. And on behalf of the staff, we're  
11 here to help you out. And if you have any  
12 questions, let us know.

13           I'm pleased to share that the  
14 Commission's Monumental Course Streetscape Guide  
15 and Construction Manual has received an award from  
16 the American Society of Landscape Architects  
17 Potomac Chapter. NCPC led an 11-member  
18 interagency working group to prepare the guide,  
19 which is used as a resource for agencies, property  
20 owners, and design and construction professionals  
21 to coordinate streetscape improvements. This  
22 effort will help create a more cohesive and

1 welcoming public realm in the monumental course  
2 that supports the President's Safe and Beautiful  
3 Executive Order.

4           Tonight, NCPC's Elizabeth Miller and Ben  
5 Turpin will receive the award on behalf of the  
6 interagency working group. I would also like to  
7 thank our agency partners for their dedication to  
8 this effort. Several of them are represented on  
9 this commission, the National Park Service, the  
10 General Services Administration, the District's  
11 Office of Planning. So thank you all, and  
12 congratulations to all involved. You have my  
13 written report in your packets, and I'm happy to  
14 answer any questions that you might have.

15           CHAIRMAN SCHARF: Thank you, Marcel. Do  
16 any commissioners have questions for our Executive  
17 Director? I will just note that one of the most  
18 impressive things to me when I first joined this  
19 commission was seeing the massive array of awards  
20 that this commission has received over the years  
21 on display in various parts of our headquarters  
22 here, and it's good to hear that we're continuing

1 to rack up more awards. So congratulations to the  
2 team and really to all involved, and obviously to  
3 you as well, Marcel, for your fearless leadership  
4 as we proceed with our mission here.

5 Agenda item 4 is our Legislative Update.  
6 Meghan, would you like to proceed with that?

7 MS. HOTTEL-COX: Yes. I have three  
8 legislative items to report on this month. The  
9 first is House Bill 2196, the National Emergency  
10 Medical Services Memorial Extension Act, which  
11 would extend the National Emergency Medical  
12 Services Memorial Foundation's authorization for  
13 another seven years. This bill passed the House  
14 on March 17th and is now in the Senate for its  
15 consideration.

16 The second item is the Hershel Woody  
17 Williams National Medal of Honor Monument Location  
18 Act, which requires that the National Medal of  
19 Honor Monument be located within the Reserve. The  
20 House version of the bill passed in January of  
21 2025, and an amended Senate version has passed.  
22 It passed on March 25th, and that amended version

1 is back in the House for reconciliation.

2           Finally, I wanted to report on House Bill  
3 5103, Make the District of Columbia Safe and  
4 Beautiful Act of 2025. This bill would establish  
5 a commission to advise on certain criminal and  
6 immigration matters in the District of Columbia.  
7 And relevant to NCPC's work, it would require the  
8 Department of the Interior to establish a program  
9 focused on maintaining cleanliness in commonly  
10 visited areas in DC, including monuments, parks,  
11 and roads.

12           The bill codifies a similar commission  
13 established by the President in March of 2025 as  
14 part of the Making the District of Columbia Safe  
15 and Beautiful Executive Order, and NCPC has been  
16 actively engaged with the beautification work of  
17 the task force since it was established.

18           The bill passed the House on March 26th  
19 and is now in the Senate for consideration. That  
20 concludes my legislative report, but I'm happy to  
21 answer any questions.

22           CHAIRMAN SCHARF: Thank you, Meghan. Do

1 any commissioners have questions or comments?  
2 Vice Chairman Levenbach?

3 MR. LEVENBACH: Yeah, I just have one.  
4 I think it'd be helpful also to just update on the  
5 DC beautification request and the President's  
6 budget and how that works its way through  
7 appropriations. So if you could just track that.  
8 I think that has a lot of relevance to the  
9 Commission.

10 CHAIRMAN SCHARF: Thank you, Vice  
11 Chairman Levenbach. Duly noted. Any other  
12 questions or comments before we proceed to the  
13 consent calendar? Hearing and seeing none, agenda  
14 item 5 is the Consent Calendar. We have three  
15 items on this month's consent calendar. The first  
16 is an application from GSA for approval of the  
17 revised master plan Fourth Amendment for the  
18 Southeast Federal Center. The second is an  
19 application from the DC Office of Budget and  
20 Performance Management for approval of comments to  
21 the Mayor for the District of Columbia Capital  
22 Improvements Plan for fiscal years 2027 to 2032.

1           And the final consent calendar item is  
2 an application from the Department of Homeland  
3 Security for approval of final site and building  
4 plans for the James J. Rowley Training Center  
5 Defense Training Facility. Are there any  
6 questions or comments on any of these three  
7 consent calendar items from commissioners?  
8 Hearing and seeing none, is there a motion to  
9 approve the consent calendar as posted?

10           MS. ARGO: I'll make a motion to approve.  
11 Hello?

12           CHAIRMAN SCHARF: A motion to -- oh, was  
13 Commissioner Argo trying to motion?

14           MS. ARGO: Yes, she was.

15           CHAIRMAN SCHARF: Oh. We're having a  
16 little trouble hearing you, ma'am. There's  
17 something weird with the audio. I apologize.

18           MS. ARGO: All right. Can you hear me?

19           CHAIRMAN SCHARF: Okay. We can. So we  
20 have a motion on the floor. Do we have a second?

21           MS. BOWRON: I second.

22           CHAIRMAN SCHARF: Thank you,

1 Commissioner. Is there any discussion on the item  
2 before we proceed to a vote? Hearing none, Madam  
3 Secretary, can you please confirm the motion and  
4 the second and take the vote by roll call?

5 MS. HOTTEL-COX: Yes. The motion was  
6 made by Commissioner Bruch and seconded by  
7 Commissioner Bowron. Commissioner Cozart?

8 MS. COZART: Yes.

9 MS. HOTTEL-COX: Commissioner Bruch?

10 MR. BRUCH: Yes.

11 MS. HOTTEL-COX: Commissioner Bowron?

12 MS. BOWRON: Yes.

13 MS. HOTTEL-COX: Commissioner Argo?

14 MS. ARGO: Yes.

15 MS. HOTTEL-COX: Vice Chairman  
16 Levenbach?

17 MR. LEVENBACH: Yes.

18 MS. HOTTEL-COX: Chairman Scharf?

19 CHAIRMAN SCHARF: Yes.

20 MS. HOTTEL-COX: Commissioner Blair?

21 MR. BLAIR: Yes.

22 MS. HOTTEL-COX: Commissioner Ingrassia?

1 MR. INGRASSIA: Yes.

2 MS. HOTTEL-COX: Commissioner Dixon?

3 MR. DIXON: Yes.

4 MS. HOTTEL-COX: Commissioner Cash?

5 MR. CASH: Yes.

6 MS. HOTTEL-COX: Commissioner Henderson?

7 MR. HENDERSON: Yes.

8 MS. HOTTEL-COX: Commissioner McGowan?

9 MS. MCGOWAN: Yes.

10 MS. HOTTEL-COX: The motion passes  
11 unanimately.

12 CHAIRMAN SCHARF: Thank you, Madam  
13 Secretary. And I would note for the record that  
14 it appears since we began, we've been joined by  
15 Commissioner Cash here in person. Commissioner  
16 Dixon, we can see you, sir. Welcome to the  
17 meeting. Always good to have you here. And I  
18 think I heard Commissioner Blair's voice as well.  
19 So I think we have a full contingent today, which  
20 is always a great thing.

21 With that, the motion has carried, and  
22 we have two items on our open session agenda for

1 today. The first is agenda item 6A, which is a  
2 request to approve comments on concept plans for  
3 the Eisenhower Executive Office Building exterior  
4 beautification project. And Mike Weil from our  
5 team is here to present on that today.

6 MR. WEIL: Thank you very much, Mr.  
7 Chairman. Good afternoon, Chairman Scharf and  
8 members of the Commission. Executive Office of  
9 the President, Office of Administration is  
10 presenting several -- excuse me, one second.  
11 Proposes to make several changes to the exterior  
12 facade of the Eisenhower Executive Office  
13 Building, which is located in Northwest  
14 Washington, DC. on the west side of the White  
15 House.

16 As a concept review submission, the  
17 Commission provides comments on the project and  
18 requests additional information that will inform  
19 the Commission's action at its future preliminary  
20 and final review stages. Here is a close-up of  
21 the White House grounds in the center with the  
22 Eisenhower Executive Office Building, or EEOB,

1 located west of the White House's west wing. This  
2 map shows the White House in vicinity, which  
3 includes Lafayette Square, the U.S. Treasury  
4 Building, the Ellipse, and Sherman Park. And  
5 Sherman Park also happens to be the site of the  
6 future White House Visitor Screening Facility.

7 In addition to being listed as a National  
8 Historic Landmark and listed on the National  
9 Register of Historic Places, the Eisenhower  
10 Executive Office Building is also part of the  
11 Lafayette Square National Historic Landmark  
12 District, which encompasses Lafayette Square, the  
13 Treasury Building, Renwick Gallery, and multiple  
14 other nearby historic buildings.

15 And this district is significant for its  
16 role as the first neighborhood and front yard of  
17 the White House, embodying presidential history,  
18 19th-century residential architecture, and the  
19 American preservation movement.

20 The Eisenhower Executive Office Building  
21 is a relatively large, 662,000-square-foot, six-  
22 level, palatial-looking structure that currently

1 houses a number of agencies from the Executive  
2 Office of the President, including the Office of  
3 the Vice President, the White House Office, Office  
4 of Management and Budget, and the National  
5 Security Council.

6           Designed in the French Second Empire  
7 style, the building's construction started under  
8 the Grant Administration and was constructed over  
9 17 years, from 1871 to 1888. The building was  
10 designed by Alfred B. Mullett to house the  
11 Departments of State, War, and Navy as one of the  
12 first federal office buildings.

13           The building has a number of distinctive  
14 features, including its purple-gray granite walls,  
15 mansard roofs, dormers, Doric columns, tiers of  
16 porticos, and rusticated sub-basement and basement  
17 walls. And the National Register nomination  
18 describes the building as a paradigm of post-Civil  
19 War architecture, and one of the three grandest  
20 structures in the United States for its style.

21           The EEOB has seen a number of significant  
22 historic events, some of which are listed here.

1 The building was originally named the State, War,  
2 and Navy Building, and then became known as the  
3 Old Executive Office Building, until 1999, when  
4 the building was officially renamed the Dwight D.  
5 Eisenhower Executive Office Building.

6 From 2004 to 2012, GSA refurbished parts  
7 of the Eisenhower Executive Office Building,  
8 bolstering its structural integrity, replacing  
9 windows, and improving its electrical,  
10 ventilation, and telecommunication systems. And  
11 the GSA project also included a comprehensive  
12 cleaning of the building exterior as well.

13 The building's most publicly viewable  
14 sides are its west and north-facing sides, along  
15 17th Street and Pennsylvania Avenue. And these  
16 next few slides are looking south, down 17th  
17 Street. Here are some closer-up views, looking  
18 directly at the building's west-facing side, from  
19 the sidewalk along the east side of 17th Street.  
20 And then here's a view looking at the building's  
21 south side.

22 However, the building's east side is not

1 directly viewable since there is no public access  
2 permitted along State Place and West Executive  
3 Avenue, based on the building's proximity to the  
4 White House and security limitations. And then  
5 here is one last view from the 17th Street  
6 sidewalk.

7           The project proposal includes cleaning  
8 and masonry preservation measures, such as  
9 repointing, sealant replacement, and stone  
10 restoration. And this would be to mitigate  
11 staining, cracking, and chipping on the building's  
12 exterior, as shown here in these submission  
13 photos. In addition, the applicant is proposing  
14 to paint the building exterior in white in order  
15 to visually align the Eisenhower Executive Office  
16 Building with the surrounding neoclassical  
17 architecture of other nearby buildings, and to  
18 match the color of the White House.

19           The concept submission includes two  
20 potential painting options. Option one would  
21 paint the building's granted exterior walls, but  
22 would not paint the building's exterior base. And

1 then option two would paint all of the exterior  
2 walls, including the building's base exterior  
3 walls. Here's a photo simulation of the option  
4 one scheme with the base walls not painted. And  
5 then here is option two with the base walls  
6 painted. Here's a ground view of option two with  
7 all exterior walls painted, looking at the  
8 building's north-facing side from Pennsylvania  
9 Avenue.

10           And then the remaining photo simulations  
11 in the submission all show the option two scheme  
12 on the left, an aerial perspective of the  
13 Eisenhower Executive Office Building with the  
14 White House. And then the photo simulation on the  
15 right is looking towards the building's northeast  
16 corner from Pennsylvania Avenue. And then  
17 finally, here's a ground view that shows both the  
18 Eisenhower Executive Office Building and part of  
19 the White House together.

20           While staff supports the applicant's  
21 proposal to clean, repoint, replace the sealant,  
22 and restore the building's facades, additional

1 information is needed to fully evaluate the  
2 painting proposals as part of the next project  
3 submission to NCPC as listed here. First, we need  
4 to understand the project's potential visual and  
5 physical impacts, both to the Eisenhower Executive  
6 Office Building and to the Lafayette Square  
7 National Historic Landmark District.

8 We wish to learn about any alternative  
9 measures the applicant considered, such as whether  
10 the applicant considered only cleaning and  
11 restoration work without painting the building  
12 exterior, and whether installing additional  
13 exterior lighting could be a possibility to help  
14 brighten the building in the future.

15 We require information about the paint  
16 from the application process to how the paint  
17 would adhere to the building and affect the  
18 granite stone, what the long-term maintenance  
19 would entail, and we also would like to request  
20 examples of where paint has been successfully  
21 applied to other granite buildings. And we wish  
22 to see realistic photo simulations of the painted

1 Eisenhower Executive Office Building, along with  
2 comparison photos from different specific  
3 pedestrian viewpoints around the site for both  
4 options 1 and 2.

5           And then finally, we would like to  
6 request a mockup of a painted granite sample on  
7 the EEOB site in advance of the next Commission  
8 review. And again, we believe this information  
9 will help the Commission evaluate the painting  
10 proposal during the project's future review  
11 stages.

12           So that concludes my presentation. All  
13 of these comments are provided in our staff report  
14 to the Commission, and we have also incorporated  
15 many of these comments into today's presentation.  
16 In terms of NEPA and the applicant's analysis of  
17 the project per the National Historic Preservation  
18 Act, we will continue to work with the applicant.

19           And I would also like to acknowledge that  
20 we did receive a lot of public interest in this  
21 project, with over 2,000 written comments  
22 submitted through our agency website. And the

1 comments all relate to the painting aspect of the  
2 project proposal, from its associated impacts to  
3 the building's structural and historic integrity,  
4 to the financial implications of the project, and  
5 the feasibility of the painting process itself.

6           And before I conclude, I would like to  
7 note that we have two Office of Administration  
8 members here with us today who are available to  
9 answer any project-related questions from the  
10 Commission. We have Mr. Josh Fisher, who serves  
11 as Assistant to the President and Director at the  
12 White House's Office of Administration. And we  
13 also have Mr. Ryan Erb, who is the Construction  
14 Operations Manager, also with the Office of  
15 Administration. And with that, that concludes my  
16 presentation. Thank you.

17           CHAIRMAN SCHARF: Thanks a lot, Mike. Do  
18 either of the two individuals here from the Office  
19 of Administration wish to be heard on this matter  
20 before we proceed? Seeing negative nods of the  
21 head, do any commissioners have any questions,  
22 either for Mike or the project team, before we

1 proceed? Yeah.

2 MR. CASH: Yeah, so I had a couple of  
3 questions about this before we get into -- before  
4 the testimony. But costs. So I know that we're  
5 a design-focused commission, but it feels  
6 something like this cost is something that's  
7 really important because we're adding essentially  
8 a very new big maintenance piece to this, in  
9 addition to just keeping the granite clean, to  
10 keeping it pointed. If it's true about how badly  
11 paint might adhere to granite, it seems like  
12 painting is just going to cause something that's  
13 going to be ongoing maintenance.

14 So I'm wondering if anyone from the  
15 project team, anyone from OA or GSA has costed  
16 this out and who's going to be responsible for the  
17 cleaning once we go, because I don't think that  
18 OA is really the one that really paints stuff. I  
19 thought that was GSA. So I'd appreciate any  
20 information you have on not necessarily just the  
21 cost of painting it, but the ongoing maintenance  
22 and what the plans are there.

1 MR. ERB: Thank you for that question,  
2 and thank you all for your comments. We are still  
3 in the process of --

4 MS. HOTTEL-COX: Sorry. Could you just  
5 introduce yourself for the record?

6 MR. ERB: Hi. Sorry, I apologize. Ryan  
7 Erb. I'm with the Office of Administration,  
8 Construction Operations. Thank you for your  
9 comments. Thank you for your questions. So we  
10 are still working through the process of a  
11 respected third-party vendor for testing all of  
12 the materials. So unfortunately, we can't rush  
13 that process. So we're trying to get all the data  
14 first before we make any confirmation on what  
15 exactly everything is going to cost.

16 Preliminary results have been positive  
17 as far as the ability for the silica to bond and  
18 then also for the silica to be removed. If we  
19 were to do expectations now, I think repainting or  
20 painting of the EEOB, we have a number of around  
21 \$7.5 million that has been kind of a preliminary  
22 estimate. And we are planning to have about a 25-

1 year lifespan for the paint before we need to be  
2 repainted.

3 But again, we are working with the third-  
4 party vendor to do all the appropriate testing,  
5 weatherizing of the samples, curing the samples,  
6 testing them again to see how the paint is  
7 responding and ensuring that the preliminary  
8 expectations are being met by the science and the  
9 data. So we have expectations, but we're working  
10 through the process to test those to confirm our  
11 initial assumptions.

12 CHAIRMAN SCHARF: And does that estimate  
13 just relate to the painting itself or would that  
14 also include sort of the cleaning, repainting, the  
15 whole project here?

16 MR. ERB: I think we'd have to get into  
17 more of the details. I can't answer that offhand.

18 CHAIRMAN SCHARF: Okay. That's --

19 MR. ERB: It's just the painting at this  
20 point, yeah.

21 CHAIRMAN SCHARF: Okay. Do any other  
22 commissioners have questions either for Mr. Weil

1 or the project team here?

2 MR. INGRASSIA: I have a question.

3 CHAIRMAN SCHARF: Commissioner  
4 Ingrassia?

5 MR. INGRASSIA: Thank you, Commissioner.  
6 So thank you very much for the presentation today.  
7 I really appreciate, especially the photorealistic  
8 quality of the images included in the level of  
9 detail. To the extent you're able to provide more  
10 of that future presentations, I think that would  
11 be beneficial to everyone here on this committee.

12 Just sort of as a follow-up to a fellow  
13 commissioner's question here, in terms of maybe  
14 you could speak to, and I realize we're still kind  
15 of in -- everyone's in a preliminary stage here  
16 still working out some of the details, but you or  
17 someone else could speak to the measures being  
18 taken to preserve the underlying granite and the  
19 structural integrity of the building itself.  
20 Maybe that involves a rigorous selection of the  
21 paint being used and planning out sort of the  
22 periodic upkeep of the building and how that

1 additional measures are being taken to ensure that  
2 the building itself remains preserved.

3 As the GSA rep on this panel, of course,  
4 we view this building as one of our crown jewels  
5 as part of our inventory, and we just want to make  
6 sure that proceeding in this direction, you know,  
7 extra precaution and measures are being taken to  
8 ensure that the quality of the building is  
9 preserved in the long term.

10 PARTICIPANT: Absolutely. Yeah, the  
11 concept submission did not include any of that  
12 information. I believe the applicant is still  
13 working on that, but I'd like to call them up.

14 MR. ERB: Yeah, absolutely. So thank you  
15 for your comments there. I think our main goal  
16 is preserving the building. We all love the EEOB.  
17 I know myself, I work in the building and I see  
18 how beautiful it is every day. So our number one  
19 goal here is to preserve and appreciate its  
20 beauty.

21 As far as the process that we're going  
22 through now, the first stage we're in is the

1 testing process. Once the testing process is  
2 confirmed, we would then go into the design  
3 process. We would hire an architect engineering  
4 team to actually design out those details because  
5 I think a lot of that preservation comes into  
6 mitigating the water infiltration.

7 So I think in the presentation, we talked  
8 about reapplying the sealant, but also looking at  
9 different conditions between the vertical and the  
10 horizontal surfaces and how we handle water and  
11 how we eliminate the ability for the water to  
12 infiltrate the building. Because as of right now,  
13 it's kind of just been maintaining, but as we can  
14 see that maintaining has kind of resulted in  
15 somewhat of a disrepair state.

16 So I think with this new application of  
17 the silicate paint, it would be a new design that  
18 resolves all of the water infiltration aspects  
19 that are currently facing the building. So thank  
20 you for your question.

21 CHAIRMAN SCHARF: Interesting. Any other  
22 questions? Yes, ma'am.

1 MS. BOWRON: Can you speak to the scope  
2 of work that was completed in 2004 through 2012?  
3 And I guess I'm surprised that that work is not  
4 maybe lasting as long as we thought it would. It's  
5 a pretty short duration for how long and how  
6 significant the investment was at that time. Is  
7 there scope that wasn't included in that project  
8 that we're anticipating undertaking now? Was  
9 there just advances in preservation practices that  
10 we think we'll get more out of this proposal?

11 CHAIRMAN SCHARF: Yeah, I have to say I  
12 was a little surprised that the renovation and  
13 cleaning was that recent because the exterior of  
14 EEOB looks filthy when you look at it now. No  
15 offense, but they're staining on a lot of the  
16 granite. Yeah, that's an interesting question.

17 MR. ERB: Yes. I mean, because I think  
18 if you look at the dates, it was 2012 to 2014 when  
19 they finished up, so obviously over the past 14  
20 years that has aged quite aggressively. And it's  
21 also kind of hard to tell how far the building was  
22 brought back to the baseline. So maybe after it

1 was completed in 2012, there was probably some  
2 staining that that didn't get removed at the time  
3 and then now it's just getting like more visible  
4 and more apparent as it kind of slowly builds up  
5 on the building.

6           So I think we're hopeful that the  
7 silicate application will address all of the  
8 sealant and water mitigation efforts, but also  
9 have a material that will wear with the elements  
10 and be able to be touched up or addressed if need  
11 be as opposed to every 14 years having to be, you  
12 know, completely cleaned again.

13           And the preliminary data we have shows  
14 that the painting can basically be cleaned similar  
15 to how you would clean the building. So there'd  
16 be no additional abrasives or chemicals that would  
17 need to be added to maintain the building from the  
18 preliminary data. So, thank you.

19           CHAIRMAN SCHARF: Interesting. Any other  
20 questions? Yes, ma'am.

21           MS. COZART: Thank you for the  
22 presentation. My question is about the lighting

1 piece. Recently, the Commission looked at Union  
2 Station's lighting program and it was amazing to  
3 see how it really transformed the look of the  
4 building. And so I'm wondering one, if that's a  
5 part of what you all will be looking at.

6 I also am curious about, if you could say  
7 a little bit more about kind of the testing that  
8 you're doing related to how kind of reversible or  
9 removable the paint is. And then thirdly,  
10 interested in understanding it was in the  
11 Executive Director's recommendation related to the  
12 Section 106 process, the timeline for initiating  
13 that.

14 MR. ERB: Yes. Thank you very much. So  
15 go to -- your first question was what, again?  
16 Sorry.

17 MS. COZART: First question about  
18 lighting. Is that something --

19 MR. ERB: Lighting, yes. We would look  
20 at this from a comprehensive standpoint. So I  
21 think anything that can be done to improve the  
22 visual connection of the building to the White

1 House and the surrounding White House campus would  
2 be included in this process. So the silicate  
3 finish is just part of the beautification that we  
4 would plan to undertake for this process. Yes.

5 MS. COZART: And will that lighting be  
6 something that will be a part of your submission?

7 MR. ERB: I think if that is something  
8 the Commission would like to see, I think we would  
9 be happy to include that in future reviews. But  
10 as of right now, the main goal is to review the  
11 silicate aspect of this project.

12 MS. COZART: Okay. And then the --

13 MR. ERB: The reversibility.

14 MS. COZART: Yes, the reversibility and  
15 then the Section 106.

16 MR. ERB: Yes. So the reversibility, we  
17 currently have not touched the EEOB. We do not  
18 have permission to engage in testing on the EEOB.  
19 But we have been able to find some samples from a  
20 quarry in Maine, the Vinalhaven Quarry, and do our  
21 own preliminary testing on that. Obviously,  
22 that's very preliminary and this is new stone as

1 opposed to stone that's 130 years old. But the  
2 testing was able to apply the silicate, have a  
3 strong bond to the stone, and then also have the  
4 ability with just water to remove the silicate.

5 So it's all preliminary, so we don't want  
6 to get too excited about it. But the initial data  
7 was encouraging for this process.

8 MS. COZART: Okay. And then just lastly  
9 on the Section 106.

10 MR. FISHER: Josh Fisher, Office of  
11 Administration. We are working on Section 106.  
12 It's under process and should be available  
13 shortly.

14 MS. COZART: Okay. Awesome.

15 CHAIRMAN SCHARF: Thank you. Any other  
16 questions before we proceed to public comment?  
17 Stuart?

18 MR. LEVENBACH: Yeah, I have a couple.  
19 All right. And so then some of these are just  
20 built on some of the comments in the record and  
21 just where it might be helpful to speak to them.  
22 First, I just want to say I thought the renderings

1 were really helpful. So thank you for that. When  
2 the modernization was done, I know there's some  
3 white paint already. There's like white trim on  
4 the EEOB. Was any of that repainted or anything  
5 done to the white paint currently on the EEOB  
6 during that modernization?

7 MR. ERB: I think the white paint on the  
8 roof ridges is mostly on the Cast Iron. So that  
9 paint was part of the modernization. It was all  
10 repainted during that time.

11 MR. LEVENBACH: Yeah, interesting. Yeah,  
12 because it has aged a little bit since then.

13 MR. ERB: Yeah.

14 MR. LEVENBACH: Okay. Can you talk a  
15 little more about the two options and so what  
16 you're thinking around the two options? One, the  
17 full paint versus painting all except the base?

18 MR. ERB: Yes. I think the current  
19 desire right now is to have the full building  
20 painted with the silicate. But the two options  
21 basically use that datum line between the  
22 Vinalhaven granite and the Roanoke, Virginia

1 granite. So above that first ground floor is all  
2 the Roanoke, Virginia granite and below that is  
3 all the Vinalhaven, Maine granite. So we just  
4 wanted to show that option.

5           If we just painted the silicate on the  
6 Roanoke, Virginia, it would look like this. And  
7 then if we didn't, it would be the full building.  
8 And it's an architectural detail that has been  
9 used in the past to kind of differentiate the base  
10 versus the other part of the building. So it  
11 lended itself to being an option, but we do  
12 currently prefer the full building being painted  
13 with silicate.

14           MR. LEVENBACH: Okay. So one of the  
15 things that came out in the comments is there was  
16 a comment that it was intended to be unpainted.  
17 But there are other buildings of that era that  
18 have been painted, historical, you know, mason  
19 brick that has been painted. I think it might be  
20 helpful to address a little bit like putting this  
21 building in the context of others and how some of  
22 the other potential points of reference you can

1 talk to from that era and how they were painted  
2 and just putting that in the overall kind of arc  
3 of the buildings from that era.

4 MR. ERB: Yes. I think that's something  
5 we can work on. Obviously the example that comes  
6 to head is the White House right next door, which  
7 wasn't intended to be painted at first. They kind  
8 of tried to not paint it at first, but then it  
9 eventually, for different reasons, became a  
10 painted building. So we will work on that for the  
11 next presentation.

12 CHAIRMAN SCHARF: For different reasons  
13 is a very good way of saying smoke damage from  
14 when the British burned it down.

15 MR. ERB: Yeah.

16 MR. LEVENBACH: I have one more question.  
17 So I think the cost came up. It also came up a  
18 lot in the comments. But I think what's  
19 interesting is there is a lot of information, but  
20 you could augment it in terms of the baseline cost,  
21 even if it's unpainted. And you talk about water  
22 infiltration. There's a 25-year cycle to maintain

1 the building if it was painted and putting that  
2 in the context of whatever the baseline is  
3 unpainted, what are the baseline maintenance costs  
4 that people can see as a reference point, just  
5 what the incremental cost is?

6 Because if you just look at it in  
7 isolation here, the cost to maintain it on a 25-  
8 year cycle, you don't necessarily understand that  
9 there are baseline costs just as an unpainted  
10 building, and being able to consider that as a  
11 reference point.

12 MR. ERB: Yeah, absolutely. I think if  
13 we were to -- once we get the data in, we can  
14 extrapolate out the maintenance package and what  
15 those costs would be. So yeah, that's a great  
16 idea. Thank you.

17 MR. LEVENBACH: Thank you.

18 CHAIRMAN SCHARF: Anything else either  
19 for Mike or for the project team? Yeah,  
20 Commissioner?

21 MR. CASH: So I do have one other  
22 question, because I've, except for Commissioner

1 Dixon, I think that I've served longer on this  
2 dais than anyone else here. I have to say it's  
3 really kind of jarring that for all these years  
4 we've had so many White House projects come to us.  
5 It's the tennis pavilion, the fence. We just had  
6 the screening facility last month. And up until  
7 the last six months, this is the first time we've  
8 ever had the Office of Administration or the White  
9 House come and not GSA.

10 So I guess I'm just wondering, why is OA  
11 leading this? Why isn't GSA leading this? We've  
12 talked a little bit about 106. GSA is the one  
13 that has all the expertise and all the  
14 preservationists and everything. I would imagine  
15 the White House staff doesn't have a huge  
16 preservation staff outside what goes on inside the  
17 White House. So how did this come to be OA and  
18 not GSA?

19 MR. ERB: I think for myself as the  
20 technical construction architect on the project,  
21 I can speak to the details on the building. As  
22 far as the reason why I'm here and someone else

1 is not here, I don't think I have the information  
2 to speak on that.

3 MR. CASH: And I guess I would also just  
4 -- that naturally leads to the question, because  
5 I know there is some ongoing litigation around  
6 this question. But so if the White House is  
7 asserting that because this is now part of the  
8 White House grounds, it could be under the OA,  
9 which leads to a whole bunch of implications with  
10 Section 106 and everything else, what's kind of  
11 the limiting factor here?

12 So could the White House decide they want  
13 to go a couple more blocks away or anywhere in the  
14 District or anywhere in the National Capitol  
15 Region and we kind of end up in the same situation?  
16 So I'm guessing like where's the limit of where  
17 the White House is going to get involved as opposed  
18 to GSA or the traditional agencies?

19 MR. ERB: I'm kind of taking that as a  
20 rhetorical question. I don't have the expertise  
21 to answer that here. But I appreciate your  
22 comments. Thank you very much.

1                   CHAIRMAN SCHARF: Any other questions for  
2 the project team or for our team? Hearing none,  
3 we have 11 people signed up to speak on this matter  
4 today, some in person, some virtual. As we've  
5 done in the past, we're going to hear from  
6 witnesses in groups of four and hold commission  
7 questions until, or comments, until after we've  
8 made it through four at a time just to keep things  
9 moving today.

10                   Our first four witnesses are Greg  
11 Werkheiser, Miriam Werkheiser, Dorothy Robyn and  
12 Alison Hoagland. I believe the Werkheisers are  
13 currently engaged in litigation over this project.  
14 I would just note that for the Commission's  
15 information. Mr. Werkheiser, you're here  
16 representing the DC Preservation League, and as a  
17 result, you have five minutes to present your  
18 testimony. And please proceed whenever you're  
19 ready.

20                   MR. WERKHEISER: Thank you. Good  
21 afternoon, Commissioners. Thank you for the  
22 opportunity to speak and thank you especially to

1 your staff for their experience and their  
2 integrity and their professionalism. My name is  
3 Greg Werkheiser. I am partner at the law firm  
4 Cultural Heritage Partners. We are legal counsel  
5 to the DC Preservation League in the litigation.

6 The plaintiffs in that lawsuit are  
7 challenging the administration's failure to follow  
8 federal law in advancing the President's personal  
9 preference to paint this building bright white.

10 We are here, if I can speak plainly, because  
11 painting is a terrible idea and no one with  
12 influence has yet had the courage to tell the  
13 President no.

14 First, as a threshold matter, this  
15 proposal is before you unlawfully. Sir, I'm going  
16 to answer the question that you just asked.  
17 Changes to the EEOB are subject to mandatory  
18 compliance with the National Historic Preservation  
19 Act and the National Environmental Policy Act.  
20 And that's because Congress defined the White  
21 House grounds as a specific 18 acres and the EEOB  
22 is not in it, and a federal court in DC confirmed

1 those 18 acres and the EEOB is not in it. So it  
2 is subject to those laws.

3 The General Services Administration is  
4 responsible for implementing that review. GSA may  
5 only legally delegate its authority to another  
6 federal agency. The proposal before you is from  
7 the White House, which is not considered a federal  
8 agency. Why these logistical shenanigans? The  
9 answer is because federal courts can't review a  
10 decision by a non-federal agency to harm a  
11 historic building. If you -- now the White House  
12 is going to tell you, don't worry about it. We  
13 are going to voluntarily comply with Section 106  
14 in NEPA.

15 Mr. Chairman, they didn't teach us that  
16 in law school. Voluntary compliance is not legal  
17 compliance. If you endorse this jurisdictional  
18 gamesmanship, any president could bypass review of  
19 any project affecting historic properties simply  
20 by routing them through the White House and  
21 insulating them from judicial review. The  
22 American people should not have to accept trust us

1 as a substitute for mandatory legal protections  
2 for the places that matter most to them.

3 Now let's talk about the expert  
4 consensus. We surveyed 25 of the nation's leading  
5 architects, conservators, and experts in masonry  
6 and paint regarding this exact proposal. This  
7 building, this granite, this particular form of  
8 paint. These professionals have led some of the  
9 most important restoration projects in the United  
10 States, including restoration of the White House  
11 in the U.S. Capitol. Several have been trained  
12 in Europe by the manufacturers of silicate paints  
13 on how to apply them and not apply them.

14 Collectively, those experts represent  
15 more than 650 years of relevant experience. Their  
16 conclusions were unanimous and straightforward.  
17 One, do not paint the granite under any  
18 circumstance and with any type of paint including  
19 mineral silicate paint. Two, the claimed benefits  
20 of mineral silicate paint depends on a chemical  
21 bond that does not occur in granite. You can paint  
22 the White House because it's not granite.

1           Three, the paint will not strengthen the  
2 building or protect it in any way. In fact, the  
3 preparation process itself will permanently damage  
4 the stone surface. The coating will trap moisture  
5 and accelerate deterioration. Four, staining will  
6 still occur, only now it will be viewed against  
7 the backdrop of a bright white paint instead of  
8 the gray which hides some of the staining that  
9 comes when you have a building that's in an urban  
10 environment like this one.

11           Fifth, once applied, the paint cannot be  
12 removed without causing additional significant  
13 damage to the building's intricate masonry.  
14 Sixth, maintenance requirements will become  
15 effectively continuous. This building will be the  
16 East Coast version of the Golden Gate Bridge.  
17 You're going to start painting on one side and by  
18 the time you get to the other side, you got to  
19 start again. Seventh, scaffolding and workers  
20 will become permanent features of one of the  
21 nation's most sensitive security environments.

22           And eighth, and finally, there was

1 unanimous agreement that obviously painting the  
2 EEOB white would be historically inappropriate and  
3 visually destructive to the larger context in  
4 which it sits. These are the experts that will  
5 testify in court and their testimony will be  
6 weighed against any determination by this  
7 commission that painting is appropriate. You are  
8 being asked to part from --

9 CHAIRMAN SCHARF: Mr. Werkheiser, I'm  
10 sorry. Your time has expired.

11 MR. WERKHEISER: Thank you for your time  
12 and your attention. I look forward to the  
13 conversation.

14 CHAIRMAN SCHARF: And if we have any  
15 questions for you, we'll get back around to that  
16 after our next three witnesses. Our next witness  
17 is Miriam Werkheiser. And ma'am, you're  
18 representing Cultural Heritage Partners. You will  
19 also have five minutes to provide your testimony.  
20 Please proceed when you're ready.

21 MS. WERKHEISER: Good afternoon,  
22 Commissioners and staff. Thank you for the

1 opportunity to comment. My name is Miriam  
2 Werkheiser. I'm founding partner of Cultural  
3 Heritage Partners here on behalf of my firm, which  
4 is also a plaintiff in the lawsuit related to this  
5 matter. I stand alongside the more than 1,000  
6 professional architects, preservationists, and  
7 design professionals who have submitted comments  
8 opposing this project to the Commission on Fine  
9 Arts and to your commission.

10 This proposal is not simply about  
11 appearance. It concerns permanence, federal  
12 stewardship, and long-term integrity of one of the  
13 nation's most important civic buildings. I want  
14 to make three points. First, painting the EEOB  
15 would cause irreversible physical damage to the  
16 building. Painting granite is not a debated  
17 issue. The Secretary of the Interior's Standards  
18 for the Rehabilitation of Historic Buildings state  
19 that historic granite should not be painted.

20 The federal government is supposed to  
21 follow these standards when fulfilling its  
22 obligations to protect our nation's cultural

1 heritage under Section 110 of the National  
2 Historic Preservation Act. State historic  
3 preservation officers across the country and the  
4 National Park Service enforce these standards when  
5 private property owners renovate historic  
6 properties as part of this historic tax credit  
7 program. Why would NCPC deviate from the federal  
8 standards here? Those standards are in place for  
9 a reason.

10 As NCPC's deeply experienced staff will  
11 tell you, granite is not meant to be painted.  
12 Proper adhesion requires abrasion of the surface,  
13 which damages the stone. Once applied, the paint  
14 traps moisture within the stone and over time,  
15 that moisture causes cracking, flaking, and  
16 degradation of the surface.

17 The addition of modern lighting could  
18 dramatically enhance the building's presence day  
19 and night in ways that are fully reversible. And  
20 equally important, once paint is applied to  
21 historic masonry, it cannot be removed without  
22 further damaging the stone.

1           Proposals to use mineral silicate  
2 coatings do not resolve these problems. That  
3 paint is designed for substrates such as limestone  
4 and sandstone. Granite lacks the chemical  
5 properties necessary for proper bonding. This  
6 conclusion is supported by leading experts. And  
7 I'll point out the White House is not granite,  
8 which is why it can be painted.

9           Second, painting the EEOB would  
10 fundamentally alter one of the most important  
11 civic compositions in the United States. The EEOB  
12 was designed to showcase the natural tone and  
13 texture of its stone. The gray granite is not  
14 incidental. It is the design. It also plays a  
15 critical role in the visual balance of this part  
16 of Washington. The EEOB and the Treasury Building  
17 frame and highlight the White House. Their gray  
18 tones allow the White House to stand apart as a  
19 singular white focal point.

20           The contrast between the gray masonry  
21 buildings and the White House's white facade is  
22 intentional and essential. Painting the EEOB

1 white, particularly given its larger scale, would  
2 disrupt that balance and diminish the White House  
3 as the focal point of the civic landscape. This  
4 is not a minor visual change. It is a fundamental  
5 change to how one of the most important places in  
6 this country is experienced.

7 Third, there are better proven  
8 alternatives to achieve the stated goal without  
9 harm. As we just talked about, the building hasn't  
10 been cleaned in 12 years. Conservation-grade  
11 cleaning can restore the granite's natural  
12 brightness and uniformity without damaging the  
13 material itself. Repointing can restore the  
14 clarity and durability of the masonry, and  
15 lighting improvements would help.

16 Even simple interventions like window  
17 treatments that increase light reflectivity can  
18 significantly lighten the building's appearance at  
19 low cost and no risk. And improved landscaping  
20 could brighten the building's appeal. These are  
21 not theoretical ideas. They are standard,  
22 accepted, and effective preservation practices.

1 If the President would pursue these beautification  
2 efforts and leave the painting concept behind, he  
3 would have the support and gratitude of the  
4 American people.

5 Finally, I want to close with a reminder  
6 of how this building has been understood across  
7 generations. In 1988, President Ronald Reagan  
8 wrote of the building as one of America's finest  
9 examples of its architectural style and an  
10 architectural treasure. He noted that time had  
11 added to its dignity and that its preservation  
12 reflects the best of our national character. This  
13 sentiment is exactly right. This building has  
14 endured for more than a century because each  
15 generation has chosen to preserve it, not to  
16 remake it.

17 Last week, Susan Eisenhower,  
18 granddaughter of President Eisenhower, spoke out  
19 to remind us that this building belongs not to a  
20 single person, not even to the President of the  
21 United States, but rather it belongs to the  
22 American people. Thank you.

1                   CHAIRMAN SCHARF: Thank you, ma'am. Next  
2 up, Dorothy Robyn. Ms. Robyn, you have three  
3 minutes to provide your testimony, and please  
4 proceed whenever you're ready.

5                   MS. ROBYN: Thank you very much. I'm not  
6 a lawyer. I don't represent anyone. I served as  
7 the public building commissioner at GSA from 2012  
8 to 2014. GSA Administrator Dan Tangherlini and I  
9 negotiated the lease of the old post office with  
10 the Trump Organization. Prior to that, I spent  
11 three years as the senior real property officer at  
12 the Department of Defense with DoD-wide oversight  
13 of U.S. military bases.

14                   Also relevant, as a member of President  
15 Clinton's White House economic team, I spent eight  
16 years in the old executive office building, as we  
17 called it then, the last four years in an office  
18 that was originally built to house the Assistant  
19 Secretary of War. I strongly oppose this proposal  
20 to paint the EEOB. Greg and Miriam have covered  
21 very well the first two points that I was going  
22 to make.

1           The gray granite facade was intrinsic to  
2 the design of the EEOB. This genius Alfred Mullett  
3 who picked out the quarries based on the tone of  
4 the granite and positioned the stone to create --  
5 to define the architectural features and create a  
6 polychromatic appearance.

7           The second point is the one that Greg  
8 made so well. It's a fundamental rule of historic  
9 preservation, do not paint granite. So let me  
10 spend my short time making two other points.

11 First, the public building service that I led from  
12 2012 to 2014 would have dismissed as laughable a  
13 proposal to paint the EEOB. First, the EEOB is  
14 the crown jewel in GSA's building portfolio, which  
15 is managed by the public building service.  
16 Painting the exterior of the EEOB runs directly  
17 counter to PBS's decades-long effort begun under  
18 the Reagan administration to reserve, restore, and  
19 preserve this magnificent building.

20           More broadly, this proposal undermines  
21 PBS's role as a national leader in historic  
22 preservation and a champion for the Secretary of

1 Interior's standards, which this proposal violates  
2 many times over.

3           Lastly, PBS is in no position to take on  
4 the higher cost of maintaining a paint-coated  
5 EEOB. Congressional appropriators have treated  
6 the Federal Buildings Fund as a piggy bank,  
7 leaving PBS with a 26-billion dollar repair and  
8 maintenance backlog, which is a major reason that  
9 so many federal buildings are in such poor  
10 condition. And you have a bird's-eye view of that  
11 from this building looking at the FBI  
12 headquarters.

13           The last point I want to make is the  
14 President's destructive approach to EEOB is ironic  
15 given his -- the positive role he played in  
16 restoring the old post office, another granite  
17 icon that had a remarkably similar --

18           CHAIRMAN SCHARF: I'm very sorry, ma'am,  
19 but your time has expired.

20           MS. ROBYN: Okay. All right.

21           CHAIRMAN SCHARF: Thank you for your  
22 service to our country and for joining us here

1 today. Next up, we have Alison Hoagland. And Ms.  
2 Hoagland, you also have three minutes to provide  
3 your testimony, and please proceed whenever you're  
4 ready.

5 MS. HOAGLAND: Thank you. My name is  
6 Alison Hoagland. I'm here today to express my  
7 opposition to the proposal to paint the Eisenhower  
8 Executive Office Building. I'm a longtime  
9 resident of Washington, DC, a professor emerita of  
10 history and historic preservation and the author  
11 of six books on American architectural history. I  
12 have a long and deep commitment to historic  
13 architecture and its power to explain the past and  
14 inform the present.

15 Much has been made of the fact that the  
16 EEOB, completed in 1888, was roundly condemned  
17 almost as soon as it was completed. I'm sure we'll  
18 hear some of those quotes played for laughs. But  
19 it's important to realize that architectural  
20 styles have uneven popularity and it is not at all  
21 unusual for a style to go out of fashion and then  
22 return. Broadly, Victorian styles of the 19th

1 century were rejected in the 20th and viewed as  
2 dark and dowdy, the brown decades, as they were  
3 called.

4           But in the 1970s, people began to realize  
5 that buildings should be judged on their own  
6 merits, not by current day standards, and  
7 Victorian buildings that had been derided as too  
8 busy or too dark began to be appreciated. The  
9 EEOB is part of this trend. The granite was a  
10 deliberate choice on the part of the architect,  
11 Alfred B. Mullett, to adorn his second empire  
12 design. This is not a style for which white would  
13 have been considered.

14           The granite evokes permanence and  
15 solidity to a government building in which three  
16 related departments were uniting in a desire for  
17 efficiency. The granite is also subtly colored,  
18 as Pamela Scott and Antoinette Lee wrote of the  
19 building. In Raking Light, the gray Virginia  
20 granite takes on a violet hue, which, combined  
21 with the violet gray of the slate and the verdigris  
22 of the copper in the mansard roofs, combines to

1 the overall richness of effect achieved by  
2 relatively simple means. Paint would destroy this  
3 subtle coloring.

4 Furthermore, the building is a National  
5 Historic Landmark designated for its current  
6 unpainted appearance, and repainting it would  
7 violate the character of its granite exterior. By  
8 the way, I don't know of any granite public  
9 building that has been painted. A white exterior  
10 on this enormous building would also draw  
11 attention away from the White House, which should  
12 be the primary focus of this street frontage.

13 Painting the EEOB would introduce a host  
14 of complications and costs, as we've heard. Paint  
15 is difficult to remove from granite, so the  
16 original appearance would be lost forever. Paint  
17 has to be renewed as often as every 10 years or  
18 even more frequently, so painting the building now  
19 would be introducing a maintenance problem for  
20 years to come.

21 I urge the National Capital Planning  
22 Commission to appreciate the Eisenhower Executive

1 Office Building for what it was designed to be and  
2 what it is today. A superb example of the French  
3 second empire style constructed of a gray granite  
4 that changes subtly in changing light. Thank you.

5 CHAIRMAN SCHARF: I have a quick question  
6 for you, Ms. Hoagland. And first of all, thank  
7 you for your testimony. You said that you didn't  
8 know of a single example of a public building in  
9 granite being painted, and then you said that  
10 paint is difficult to remove from granite. In  
11 your experience, are you aware of, I guess, non-  
12 public granite buildings that have been painted  
13 and then they've tried to remove the paint from?  
14 Is that something that exists?

15 MS. HOAGLAND: No, I just didn't want to  
16 say that I knew about all buildings in the world.

17 CHAIRMAN SCHARF: Okay. Sure. I  
18 appreciate it. As one who's quoted Mark Twain and  
19 Henry Adams for this commission before, I hear  
20 your concern that architectural styles do indeed  
21 come in and out of fashion, but thank you for your  
22 testimony. Do any commissioners have any

1 questions for, I guess, any of these first four  
2 witnesses, including Ms. Hoagland, or Professor  
3 Hoagland, I should say? Hearing none, thank you  
4 all for your testimony.

5 Our next four witnesses are Bryan Green,  
6 Danilo Feliciano, Priya Jain, and Rob Niweg. I  
7 think Bryan Green, the first of these, is joining  
8 us virtually. Mr. Green, are you with us?

9 MR. GREEN: Yes, thank you.

10 CHAIRMAN SCHARF: Thank you, sir. You  
11 have three minutes to provide your testimony, and  
12 you can proceed whenever you're ready.

13 MR. GREEN: Thank you very much.  
14 Commissioner Scharf, members of the Commission,  
15 thank you for the opportunity to speak with you  
16 today. My name is Bryan Green. I'm an  
17 architectural historian and preservation  
18 professional based in Richmond, Virginia, and I am  
19 here in opposition to this proposal, specifically  
20 the portion of the proposal that proposes to paint  
21 the character defining gray Virginia granite.

22 I speak to you today as someone who has

1 previously evaluated the performance of mineral  
2 silica paint on historic stone buildings, none of  
3 them granite, by the way. The submitter of record  
4 for this project is the Executive Office of the  
5 President, Office of Administration, not the GSA,  
6 and not a qualified architectural professional.  
7 No licensed preservation architect, no building  
8 conservator, and no materials specialist is named  
9 anywhere in the submission as having assessed the  
10 building's condition or designed the proposed  
11 treatment.

12           The Commission is being asked to propose  
13 -- to approve a permanent alteration of a National  
14 Historic Landmark on the basis of observations by  
15 unnamed stonemasons reported in summary without  
16 documentation or attribution. This is not a  
17 technical deficiency, it is a core deficiency.

18           The Secretary of the Interior's  
19 standards require that work of this kind be  
20 developed by professionals meeting specific  
21 qualification standards in architecture, historic  
22 preservation, or architectural history. An

1 independent conditions assessment and treatment  
2 plan reviewed by a credentialed conservator are  
3 the baseline expectations for any project touching  
4 a landmark's character-defining features. Neither  
5 of those things exists here.

6           Against that absence stands the  
7 considered judgment of 25 specialists in  
8 architectural conservation, masonry, and building  
9 science, as we heard of earlier in this  
10 presentation today. Each brought direct project  
11 experience on buildings including the White House  
12 in the United States Capitol. Their conclusions  
13 were without dissent. Mineral silicate paint will  
14 simply not bond to granite, will not improve its  
15 structural durability, and cannot be removed  
16 without causing permanent additional damage to the  
17 stone.

18           The submission before you today makes its  
19 purpose absolutely plain. The building is  
20 describing lacking, quote, symbolic cohesion with  
21 the White House. That is not a maintenance  
22 objective, it is an aesthetic one, and pursuing it

1 by painting a granite NHL does not meet the  
2 Secretary of the Interior's standards by any  
3 reading. The Section 106 process required under  
4 the National Historic Preservation Act has not  
5 been completed. This proposal should not receive  
6 concept approval before that process concludes.

7 I urge the Commission to decline approval  
8 at concept and to require, as a condition of  
9 further review, an independent assessment by a  
10 licensed preservation architect and a building  
11 conservator meeting the Secretary of the  
12 Interior's professional qualification standards.  
13 Thank you very much for the opportunity to speak  
14 to you today.

15 CHAIRMAN SCHARF: Thank you, Mr. Green.  
16 Our next witness is Danilo Feliciano, who I  
17 believe is here in person. Sir, you have three  
18 minutes to provide your testimony, and please  
19 proceed whenever you're ready.

20 MR. FELICIANO: Thank you very much, sir,  
21 and thank you very much to the Council.

22 (Foreign Language.)

1           MR. FELICIANO: Thou shalt sprinkle me  
2 with hyssop, and I shall be cleansed. Thou shalt  
3 wash me, and I shall be made whiter than snow.  
4 Psalm 50, verse 9, out of the Vulgate. A man named  
5 David wrote that line. I feel it's a fitting Bible  
6 verse to remind this august assembly about,  
7 considering that the topic of conversation is  
8 painting and building white that's named after a  
9 David. David Dwight Eisenhower. It's literally  
10 a House of David.

11           Interesting fact, his first name wasn't  
12 Dwight. It was David. His mother called him  
13 Dwight because his father was named David, and she  
14 just didn't want to call him Junior. But anyhow,  
15 things get turned around and then lost to history  
16 until someone takes a few moments to uncover that  
17 truth.

18           Like it was 24 years ago today on May 7,  
19 2002, that the old Executive Office Building was  
20 rededicated as the Eisenhower Building by  
21 President Bush. It was also 81 years ago today  
22 that the entire German Army surrendered

1 unconditionally to President Eisenhower or General  
2 Eisenhower at the time. President Bush said that  
3 President Eisenhower's name fits this building  
4 because as a great soldier, a great president, and  
5 a good man, Dwight D. Eisenhower served his  
6 country with distinction.

7           President Bush also said that the city  
8 of Washington is accustomed to change, but this  
9 neighborhood looks much as it did in 1929. Now,  
10 it's with a heavy heart that I say that those words  
11 are no longer true, but what does remain true is  
12 that it was during President Eisenhower's term in  
13 office that the building was spared from a  
14 wrecking ball.

15           I've been in most of the historic  
16 buildings in this city. I've been in the White  
17 House, the Capitol Building, the Supreme Court of  
18 the United States, and a few more, but I've never  
19 been in the Eisenhower Executive Office Building.  
20 They suspended tours back in 2001. They've never  
21 restarted. I wonder why.

22           Now, if you read through the comments

1 given to this Honorable Commission, then you've  
2 already seen the opinions of engineers,  
3 architects, landscapers, designers, people who've  
4 worked in the building, and many more. All but  
5 two statements were against painting this  
6 building. One said if you had to paint, use lime  
7 wash was his recommendation, and the other said  
8 trying to figure out how comments work. So I can't  
9 add a more thorough or more professional opinion  
10 than what's already been submitted.

11           However, it just doesn't seem like common  
12 sense to paint a building that's only been cleaned  
13 twice in 150 years because it looks nice in a  
14 computer-generated picture. Sure, it might look  
15 nice for when the current president leaves office,  
16 but give it another 10 years or so, and it probably  
17 won't be.

18           Now, there's a movie called Death Becomes  
19 Her, and it's about two women who discover a magic  
20 potion that makes them immortal, and to cover the  
21 wear and tear, they end up spray-painting their  
22 bodies. Unfortunately, it makes them brittle, and

1 they begin to fall and break apart. They're still  
2 alive, but broken, a mockery of the beauty they  
3 once had. It would be a shame to paint over such  
4 a historic structure with magic paint. It's a  
5 temporary fix for a lasting legacy.

6           Could you imagine the Statue of Liberty  
7 painted over, and would they actually make sure  
8 that you could read the plaque at the bottom at  
9 the end? Thank you very much for your time. Thank  
10 you very much for all of the work that you do.  
11 Thank you. My name is Danilo Feliciano. Thank  
12 you for receiving my testimony.

13           CHAIRMAN SCHARF: Thank you for your  
14 testimony, Mr. Feliciano. Next up, we have,  
15 attending virtually, Priya Jain, who's  
16 representing the Society for Architectural  
17 Historians. Ms. Jain, you have five minutes to  
18 provide your testimony, and please proceed  
19 whenever you're ready.

20           MS. JAIN: Good afternoon,  
21 Commissioners, and thank you for the opportunity  
22 to speak. My name is Priya Jain, and I'm a

1 licensed architect in the state of Texas. I offer  
2 these comments as a private citizen and as Chair  
3 of the Heritage Conservation Committee of the  
4 Society of Architectural Historians. These views  
5 do not represent the opinions of my employer,  
6 Texas A&M University.

7           The Society of Architectural Historians,  
8 founded in 1940, is the leading organization for  
9 architectural historians in North America. We  
10 focus on the history of the built environment and  
11 study buildings, like the EEOB, as important  
12 testaments to cultural values of our past and  
13 their enduring relevance in our present and  
14 future.

15           The EEOB not only occupies a prominent  
16 location next to the White House, but its ornate  
17 granite and slate exterior make it the best  
18 example of the French Second Empire style of  
19 architecture in our nation, so much so that the  
20 building was designated a National Historic  
21 Landmark, the highest honor for buildings in our  
22 country, in 1969.

1           We want to emphasize that buildings like  
2 the EEOB serve as a tangible archive, offering  
3 direct evidence to architectural historians and  
4 the public of past construction techniques, design  
5 ideas, craftsmanship, and cultural values. As  
6 such, they deserve our best care and most  
7 responsible stewardship. Unfortunately, the  
8 proposal before you fails to do so. Painting the  
9 granite facade of the building white will  
10 adversely and permanently alter this important  
11 landmark and should be rejected.

12           In support of our recommendation, we  
13 offer the following points. First, the 1969  
14 National Historic Landmark listing for the EEOB  
15 specifically lists, and I quote, the purple-gray  
16 Virginia granite walls, end quote, as a character-  
17 defining feature. Throughout its history, the  
18 building has survived multiple attempts to alter  
19 its appearance in 1917 and 1930, when plans were  
20 prepared to clad the building in marble, and again  
21 in 1957, when proposed demolition was thwarted  
22 owing to public opposition.

1           In fact, as noted in 1969, the EEOB was  
2 designated a National Landmark precisely because  
3 it had stayed unaltered. This current proposal to  
4 paint the building white will change it  
5 drastically, deviate from historic intent, and  
6 lead to a loss of architectural integrity.

7           Integrity is defined by the federal  
8 government as the ability of a building to convey  
9 its historic significance and is assessed in  
10 historic materials, workmanship, and design, all  
11 of which will be compromised by this proposal.  
12 Most importantly, integrity determines whether  
13 buildings can even remain listed as National  
14 Historic Landmarks. We urge you to not endanger  
15 the building's status as a landmark.

16           Second, our own federal standards for the  
17 treatment of historic properties state clearly,  
18 and I quote, applying paint or other coatings such  
19 as stucco to masonry that has been historically  
20 unpainted or uncoated is not recommended, end  
21 quote. This advice protects not only against loss  
22 of integrity as noted before, but also stems from

1 well-documented harm to historic masonry by paints  
2 and coatings that others have highlighted.

3           In closing, we want to stress that even  
4 if it was technically feasible to paint the EEOB,  
5 which the current plan fails to establish, this  
6 concept proposal should be rejected because simply  
7 put, it is conceptually flawed. Such a drastic  
8 and irreversible change to a landmark's visual  
9 appearance is not the correct way to address  
10 repair issues. There are well-established and  
11 time-tested procedures for repairing granite  
12 buildings across the nation, none of which involve  
13 painting the stone.

14           The American public relies on agencies  
15 like the NCPCH to steward our built heritage and  
16 protect it from irreparable harm. We therefore  
17 urge you to promptly reject this proposal. Thank  
18 you.

19           CHAIRMAN SCHARF: Thank you, Professor  
20 Jain. Our next witness is, I'm going to butcher  
21 the pronunciation of this, but Rob Niweg, who I  
22 believe is here with us in person. Mr. Niweg, am

1 I pronouncing that correctly or am I way off?

2 MR. NIWEG: Thank you.

3 CHAIRMAN SCHARF: Okay. Thank you, sir.  
4 You are here representing the National Trust for  
5 Historic Preservation. You have five minutes to  
6 provide your testimony, sir, and please proceed  
7 whenever you're ready.

8 MR. NIWEG: Thank you. Good afternoon,  
9 Mr. Chairman, members of the Commission, and staff  
10 of the Commission. My name is Rob Niweg, and I'm  
11 here speaking on behalf of the National Trust for  
12 Historic Preservation. Thank you for this  
13 opportunity to share our comments about the  
14 proposal before you to paint the exterior of the  
15 EEOB. We urge the National Capital Planning  
16 Commission to consider the following points in  
17 connection with your mission to preserve and  
18 enhance Washington's extraordinary historical and  
19 cultural assets.

20 After our review of the information  
21 that's been made public, the National Trust is  
22 concerned about the severe and irreparable adverse

1 effects of the proposed exterior change to the  
2 historic EEOB. I'm going to use my time to  
3 highlight three of those points.

4 First, the EEOB is a contributing element  
5 of the Lafayette Square Historic District, and  
6 importantly, this architecturally significant  
7 building is a National Historic Landmark. That,  
8 of course, is our nation's highest and most  
9 coveted historic designation, and the designation  
10 serves as permanent notice to the public that the  
11 EEOB occupies an important and a unique position  
12 in the collective story of all Americans.

13 Accordingly, the EEOB's federal steward  
14 should respect the aesthetic characteristics that  
15 qualify this landmark for NHL designation. That  
16 is, the subtle and the rich polychromatic  
17 appearance of the granite walls, the slate roof,  
18 cast iron detailing, were all purposefully chosen  
19 by the landmark's architect.

20 The design, the colors, the materials  
21 here are integral to the EEOB's architectural  
22 significance and are character-defining features.

1 It is a basic tenet of historic preservation to  
2 protect the character-defining features of  
3 landmarks instead of concealing them behind layers  
4 of paint.

5           Second, this proposal will over time  
6 physically damage the landmark. Coating the  
7 exterior surface with an impermeable layer of  
8 paint would trap moisture within the masonry and  
9 lead to cracking, scaling, and spalling on the  
10 building's exterior. And if that weren't enough,  
11 painting the historic building would require new  
12 cycles of continued assessment and repainting and  
13 cleaning perpetually, which is needlessly  
14 expensive for future taxpayers.

15           Third and finally, painting the building  
16 would be irreversible. Removing paint from  
17 masonry surface is difficult, it's costly, and  
18 inevitably degrades the surface. The historic  
19 EEOB has been preserved unpainted since its  
20 completion in 1888. In sum, painting the exterior  
21 now would obscure the landmark's historic  
22 appearance, would undermine its character-

1 defining features, and accelerate the building's  
2 deterioration. And these are three undeniable  
3 reasons to reject the proposal to paint the  
4 exterior.

5 Thank you for considering the views of  
6 the National Trust for Historic Preservation.  
7 Thank you, Mr. Chair.

8 CHAIRMAN SCHARF: Thank you for your  
9 testimony, sir. At this time, do any  
10 commissioners have questions for any of the  
11 previous four witnesses? That would be Bryan  
12 Green, Mr. Feliciano, Professor Jain, or Mr.  
13 Niweg. Hearing and seeing none, we'll proceed to  
14 our last group of witnesses. The first of these  
15 is David Parker, who is joining us virtually. Mr.  
16 Parker, are you with us? Mr. Parker, can you hear  
17 me? Do we have Mr. Parker?

18 MR. PARKER: I'm here. Can you hear me?

19 CHAIRMAN SCHARF: We can hear you.

20 MR. PARKER: Good. Thank you.

21 CHAIRMAN SCHARF: Sir, you have three  
22 minutes to provide your testimony. Please proceed

1 whenever you're ready.

2 MR. PARKER: Thank you, Chair Scharf and  
3 Commissioners. I'm David Parker, a fellow of the  
4 American Institute of Architects and a practicing  
5 architect for the last 36 years. I oppose painting  
6 the building's granite exterior because it  
7 violates the design integrity of a National  
8 Historic Landmark. The building's polychromatic  
9 granite is integral to the landmark structure's  
10 design with its complementary slate roof.

11 The building has stood for 150 years  
12 unpainted, and unpainted granite was specifically  
13 cited as the major reason for its listing as a  
14 National Historic Landmark. Painting the building  
15 improperly associated with the appearance of the  
16 White House. Although next to the White House,  
17 EEOB is not and never was intended to be an  
18 architectural extension of it.

19 Both EEOB and the exposed granite  
20 Treasury Building opposite were conceived as city  
21 blocks, architecturally independent from the  
22 President's House and, as shown in photos I

1 provided, relate to the urban fabric of the city,  
2 not the intentionally smaller scale and park-like  
3 setting of the White House. Painting EEOB white  
4 will overpower, not enhance, the White House.  
5 Painting EEOB will trap moisture in the stone and  
6 its mortar joints. Granite is a natural material  
7 and needs to breathe.

8           Hermetically sealing stone negates its  
9 ability to adapt to changing moisture conditions,  
10 trapping salts and particulates while causing  
11 ferrous metal-iron ties to rust, expand, and  
12 potentially crack the stone. Even paints that  
13 claim to be breathable still hinder moisture and  
14 are even more difficult to remove from the stone  
15 pores.

16           Additionally, paint masks problems.  
17 Painting it will necessitate substantial ongoing  
18 maintenance costs. Once painted, stone must be  
19 repainted frequently, potentially every five to  
20 seven years. The immense EEOB has over 900 stone  
21 columns and pilasters, plus intricately carved  
22 cornices, and repainting the 134-foot high

1 structure will be exorbitantly expensive,  
2 requiring cleaning, scraping, and enormous  
3 scaffolding that will be up for months or years  
4 each time.

5           Painting EEOB will substantially add to  
6 ongoing taxpayer expense to maintain the building.  
7 Painting EEOB will permanently disfigure the  
8 character of the building. It would be virtually  
9 impossible to remove the paint once it has been  
10 coated, requiring sandblasting and other  
11 deleterious techniques, causing irreparable harm  
12 to the stone, as well as damage to its 1,572 wood  
13 windows.

14           And painting the building disrespects  
15 the Secretary of the Interior's standards and  
16 disregards the National Park Service's own first  
17 preservation brief guideline from 1975, still  
18 valid today. Painting not only violates EEOB's  
19 integrity, it also improperly impinges on the  
20 White House and President's Park. I respectfully  
21 ask the commissioners to review the annotated  
22 images appended to my submitted testimony and to

1 deny the proposal to paint this treasured National  
2 Historic Landmark.

3 CHAIRMAN SCHARF: Thank you for your  
4 testimony, Mr. Parker. Next up, we have Diane  
5 Marlon, who I believe is also with us virtually.

6 MS. MARLON: Yes, thank you,  
7 Commissioners. My name is Diane Marlon. I'm a  
8 resident and a taxpayer from Urbana, Illinois.  
9 I'm here today to urge this commission to  
10 recommend against painting the Eisenhower  
11 Executive Office Building. Coating this enormous  
12 building with paint is a very expensive, purely  
13 cosmetic move. It's like putting makeup on the  
14 building.

15 It will result and set the government and  
16 us, taxpayers, on a cycle, seven to ten-year  
17 cycle, of repairing and repainting to address the  
18 inevitable peeling, flaking, water infiltration,  
19 cracking, and staining that will result. And over  
20 time, painting will damage the stone itself.

21 This project also would set a very  
22 dangerous precedent for similar overreach onto

1 other federal buildings that really are outside  
2 the legal authority of the White House. In short,  
3 from a resident and taxpayer's perspective, there  
4 is no rational explanation for this proposal to  
5 paint EEOB. The building exterior, and we've seen  
6 this everywhere and with other institutions and  
7 very architecturally significant buildings, it can  
8 be restored to its original lovely muted granite  
9 luster by careful cleaning and conservation.

10 And I would encourage the Commission to  
11 actually pay more attention to the opportunities  
12 that lie with lighting. The magic of lighting is  
13 really remarkable. You can brighten recessed  
14 areas that are in the shadow during the day, and  
15 you can use tasteful lighting to highlight the  
16 architectural elements during the evening.

17 One of the best examples just recently  
18 we've seen is the Flatiron Building in New York  
19 City. Apparently, it's being lit for the first  
20 time in decades. And if you haven't seen pictures  
21 of what they're doing there, take a look at that.  
22 But I encourage you to vote against painting this

1 building. It doesn't need it, and you need to  
2 preserve the architectural integrity as it was  
3 designed. Thank you.

4 CHAIRMAN SCHARF: Thank you, Ms. Marlon.  
5 Next up, we have, I believe in person, Nancy  
6 Witherell. Is Nancy with us? Ma'am, you have  
7 three minutes to provide your testimony, and  
8 please proceed whenever you're ready.

9 MS. WITHERELL: Good afternoon, Mr.  
10 Chairman, and members of the Commission. It's a  
11 new experience for me to be standing at this podium  
12 because for more than 16 years, I stood at that  
13 podium every month presenting EDRs and serving as  
14 this commission's Federal Preservation Officer.  
15 Upon leaving NCPD, I went to GSA, serving as the  
16 Preservation Officer for the National Capitol  
17 Region, meaning our office was the steward of the  
18 EEOB.

19 The building's exterior, as you have  
20 heard, was cleaned and its interior was restored  
21 during the early years of this century. The  
22 exterior, with its richly colored granite,

1 absolutely right for its exuberant post-Civil War  
2 era, is truly as awe-inspiring as the interior.  
3 I'm speaking today to endorse the Executive  
4 Director's recommendation and to ask you to  
5 approve it and to urge the applicant to fulfill  
6 all the requests in the EDR for research,  
7 consultation, analysis, and evaluation.

8           And it should not be only for the  
9 building itself, but for its setting, which  
10 includes not just the White House, although that  
11 is the primary focus of the setting, but of all  
12 of the Lafayette Square National Historic Landmark  
13 District. The District is a remarkable ensemble  
14 of important buildings, perhaps the most unique in  
15 our nation, that collectively illustrates the  
16 progression of architectural styles, colors, and  
17 materials over almost two centuries.

18           The Park Service's most recent update of  
19 the district documentation even includes the two  
20 newest buildings, NEOB and Markey, as now historic  
21 contributing resources. They're having achieved  
22 significance for their role in the early historic

1 preservation movement in our nation.

2           Given its size and grandeur, the EEOB is  
3 naturally an important contributor to this  
4 historic ensemble. How ironic it would be if the  
5 historic district that recognizes the importance  
6 of the preservation profession to our nation's  
7 history were also the district that contained a  
8 landmark building mistreated by improper  
9 alteration in our own time.

10           The historic preservation profession is  
11 closely allied with scientific research and the  
12 collection of field experience, and you've heard  
13 a lot of it here today. And it's incorporated and  
14 codified in NHPA and its regs and guidance. And  
15 our profession is also based on consultation and  
16 consensus building.

17           I referred in my letter to my years while  
18 at GSA working with the Trump Organization,  
19 indirectly with the President, and directly and  
20 regularly with his daughter during the rehab of  
21 the old post office, which was subject to 106. We  
22 regularly encountered differences and

1 perspectives, but we had the same vision for  
2 renewing the building and for reaching consensus  
3 on the assessments of the OPO based on its physical  
4 condition. The EEOB will benefit from the same  
5 spirit of consensus building, and I'm hopeful it  
6 can be reached.

7           Our presidents are our nation's stewards  
8 and chief. In the spirit of beautifying our  
9 nation's capital, what a contribution to our  
10 nation it would be for this administration to  
11 commit to and implement appropriate maintenance  
12 and improvements to the EEOB. Thank you.

13           CHAIRMAN SCHARF: Thank you, Ms.  
14 Witherell. Thank you for your service to our  
15 country and to this commission. At this time, are  
16 there any questions for any of these three  
17 witnesses from members of the Commission? Seeing  
18 none, that concludes the public testimony portion  
19 of this agenda item. Thank you to all who took  
20 the time to testify today, especially those of you  
21 who came down in person.

22           At this time, is there a motion to

1 approve comments on the concept plans for the  
2 Eisenhower Executive Office Building Exterior  
3 Beautification Project?

4 MR. LEVENBACH: So moved.

5 CHAIRMAN SCHARF: Thank you, Vice  
6 Chairman Levenbach. Is there a second?

7 MR. INGRASSIA: Second.

8 CHAIRMAN SCHARF: Thank you,  
9 Commissioner Ingrassia. With that, I'll now open  
10 it to the Commission for discussion, and I'll  
11 start deliberations on this point with  
12 Commissioner Ingrassia.

13 MR. INGRASSIA: Thank you. Thank you,  
14 Commissioner. I appreciate the opportunity and I  
15 appreciate the public commentary today. I just  
16 want to say, just generally speaking, I hear the  
17 comments. You know, I know no president, no  
18 administration has been more committed to the  
19 preservation of history and beautification and,  
20 you know, just making our cities more cleaner,  
21 nicer, more beautiful. So I know a lot of thought  
22 and a lot of preparation is going into these

1 projects, and wherever the initiative may lead, I  
2 know that's at the forefront of this  
3 administration's priorities. But with that, no  
4 further commentary.

5 CHAIRMAN SCHARF: Thank you,  
6 Commissioner. Commissioner Dixon, if you're still  
7 with us?

8 MS. HOTTEL-COX: I believe he stepped  
9 away, but I'll let you know if he comes back.

10 CHAIRMAN SCHARF: Okay. We can come back  
11 around. Commissioner Cash?

12 MR. CASH: Thanks, Mr. Chairman. I just  
13 want to say a few words. I really appreciate the  
14 staff's work here. I know we say that during every  
15 presentation we get, but I think the questions  
16 that you've all identified are really important in  
17 this case because this project can really put the  
18 Commission in an unusual posture. The applicant  
19 here is arguing in court right now that  
20 traditional judicial review may actually be  
21 limited while the Office of Administration is  
22 describing preservation and environmental review

1 as purely voluntary.

2           If that position is accepted, then NCPC  
3 could become one of the only public bodies  
4 meaningfully reviewing the treatment of the  
5 National Historical Landmark. Not HPO, not GSA,  
6 not even the courts. That makes it especially  
7 important that the Commission receive complete  
8 answers on the process, the precedent, the cost of  
9 maintenance, reversibility, and all the  
10 preservation's impact before we take final action.

11           For that reason, I think there's a strong  
12 argument for deferring commission action until the  
13 courts at least preliminarily address the  
14 jurisdictional process questions because those  
15 answers can help define the Commission's role that  
16 we might eventually have to take in the matter.  
17 As I said earlier, all my time on the Commission,  
18 I've not felt so much like the cart was kind of  
19 being put before the horse.

20           That said, I'm not going to make that  
21 motion because I agree with Ms. Witherell that  
22 this information being sought by the EDR will be

1 essential for our future review. I know that the  
2 Commission staff, as always, is doing serious and  
3 meaningful work behind the scenes, and I don't  
4 want to interrupt that process. I know the staff  
5 will be thoughtful on these matters, and I have  
6 confidence that the Commission will continue to  
7 ask the hard questions necessary to build the  
8 complete record here that's going to come to us  
9 for our final approval.

10 So I do want to be clear that I remain  
11 pretty unconvinced that voluntary compliance is a  
12 real substitute for the ordinary review structure.  
13 So I really hope that the applicant will work with  
14 all the parties, even if it is voluntary, to make  
15 it as close to a meaningful Section 106-type  
16 review as possible, and I hope that the courts  
17 will give us some clarity on this pretty quickly.  
18 So thank you, Mr. Chairman.

19 CHAIRMAN SCHARF: Thank you,  
20 Commissioner Cash. Commissioner Henderson?

21 MR. HENDERSON: No comments at this time.

22 CHAIRMAN SCHARF: Thank you,

1 Commissioner. Commissioner McGowan?

2 MS. MCGOWAN: I don't have any additional  
3 comments, but thank you, staff, for the  
4 presentation. It was very informative.

5 CHAIRMAN SCHARF: Thank you,  
6 Commissioner McGowan. Commissioner Cozart?

7 MS. COZART: Yes, I also echo the thanks  
8 to staff for the work on this and really appreciate  
9 the witnesses coming down. Also, in particular,  
10 Ms. Witherell's comments and all the comments that  
11 have come in publicly, appreciate folks really  
12 weighing in on that. I want to associate myself  
13 with the comments of my fellow Commissioner Cash  
14 and look forward to the responses to the really  
15 excellently written EDR report.

16 CHAIRMAN SCHARF: Thank you,  
17 Commissioner. Commissioner Bruch?

18 MR. BRUCH: No additional comments.  
19 Thank you, sir.

20 CHAIRMAN SCHARF: Thank you,  
21 Commissioner. Commissioner Bowron?

22 MS. BOWRON: Thank you for the

1 presentation. My inaugural meeting, it is  
2 impressive to see the amount of expertise that  
3 goes into each of these. And it's particularly  
4 helpful to understand the applicant's stated  
5 purpose of preserving and enhancing the EEOB's  
6 exterior. I'm here today to represent Secretary  
7 of the Interior, Doug Burgum, regarding the  
8 Commission's review of this project.

9 I just want to note that we appreciate  
10 the applicant's broader goal of preserving and  
11 enhancing the building's exterior through  
12 cleaning, preservation, repointing, sealant  
13 replacement, stone restoration, and painting. I  
14 particularly want to note Mr. Erb's commitment to  
15 the third-party expert review and testing of  
16 painting, and I look forward to learning more  
17 about that in future meetings. No further  
18 comments. Thank you.

19 CHAIRMAN SCHARF: Thank you,  
20 Commissioner. Commissioner Argo?

21 MS. ARGO: I particularly appreciated the  
22 comments and the input from the National Trust for

1 Historic Preservation. You know, this is more  
2 significant than I think a lot of folks, including  
3 myself, before this meeting. And, you know, our  
4 response to this, I think, is significant in terms  
5 of how we look to preserve our built heritage. So  
6 thank you for letting me be part of this.

7 CHAIRMAN SCHARF: Thank you,  
8 Commissioner. Vice Chairman Levenbach?

9 MR. LEVENBACH: I want to thank the  
10 people that have presented and also all those who  
11 shared their views. I think there are three places  
12 where the record can be strengthened a little bit,  
13 at least it would stand out in my mind. One is  
14 there are points made that this is novel, that  
15 granted from this era it hasn't been painted  
16 before. I think it would be helpful to look at  
17 the French Second Empire-style buildings and  
18 masonry of the time and look at that as a reference  
19 point to address whether it is indeed first of its  
20 kind.

21 Secondly is just the pain, the testing  
22 that's going on, and there are some points made

1 regarding the inability to perform as it was  
2 represented. And so we're definitely interested  
3 in those results. And then last, the maintenance  
4 costs and also giving some insight into what are  
5 the current maintenance costs and how that  
6 compares as what they would be. All three of  
7 those, I think, if you come back with some  
8 additional information, I'd be very interested.

9 CHAIRMAN SCHARF: Thank you, Vice  
10 Chairman Levenbach. Is Commissioner Blair with us  
11 online?

12 MS. HOTTEL-COX: He is online.  
13 Commissioner Blair, can you hear us? While we  
14 wait, I do believe Commissioner Dixon is back.

15 CHAIRMAN SCHARF: Okay. Well, let's go  
16 with Commissioner Dixon, and then if James wants  
17 to provide comments, he can as well. Commissioner  
18 Dixon, can you hear me?

19 MR. DIXON: Yes, I can. I have no  
20 comments. Thank you very much.

21 CHAIRMAN SCHARF: Okay. Thank you. Is  
22 he okay? I missed that, I'm sorry. I expressed

1 the sense of the Commission and that I hope that  
2 Commissioner Dixon's dentist appointment goes  
3 well. Commissioner Blair, are you with us? I  
4 don't hear Commissioner Blair.

5 Okay. I'll just proceed. Speaking for  
6 myself, first of all, I'd like to thank our staff  
7 for their customary diligence in reviewing this  
8 project. I think the comments in the report here  
9 are well thought out. And the answers to those  
10 comments, I think, will be very instructive as we  
11 proceed with reviewing this project.

12 I'd also like to thank the members of the  
13 public again, who took the time to come down and  
14 testify today or who joined us online. I think  
15 this was an informative meeting. And I think I  
16 look forward to seeing how this project submission  
17 in this project develop in the weeks and months  
18 ahead.

19 At this time, are there any further  
20 comments or questions from members of the  
21 Commission? Hearing and seeing none, Madam  
22 Secretary, could you please confirm the motion and

1 the second, and take a vote by roll call?

2 MS. HOTTEL-COX: Yes. The motion was  
3 made by Vice Chairman Levenbach and seconded by  
4 Commissioner Ingrassia. Commissioner Cozart?

5 MS. COZART: Yes.

6 MS. HOTTEL-COX: Commissioner Bruch?

7 MR. BRUCH: Yes.

8 MS. HOTTEL-COX: Commissioner Bowron?

9 MS. BOWRON: Yes.

10 MS. HOTTEL-COX: Commissioner Argo?

11 MS. ARGO: Yes.

12 MS. HOTTEL-COX: Vice Chairman  
13 Levenbach?

14 MR. LEVENBACH: Yes.

15 MS. HOTTEL-COX: Chairman Scharf?

16 CHAIRMAN SCHARF: Yes.

17 MS. HOTTEL-COX: Commissioner Blair?

18 MR. BLAIR: Yes.

19 MS. HOTTEL-COX: Commissioner Ingrassia?

20 MR. INGRASSIA: Yes.

21 MS. HOTTEL-COX: Commissioner Dixon?

22 Commissioner Dixon?

1 MR. DIXON: Maybe I'm able to speak.

2 Yes.

3 MS. HOTTEL-COX: Commissioner Cash?

4 MR. CASH: Yes.

5 MS. HOTTEL-COX: Commissioner Henderson?

6 MR. HENDERSON: Yes.

7 MS. HOTTEL-COX: Commissioner McGowan?

8 MS. MCGOWAN: Yes.

9 MS. HOTTEL-COX: Thank you. The motion  
10 passes.

11 CHAIRMAN SCHARF: Thank you, Madam  
12 secretary. With that, we'll move on to agenda  
13 item 6B, which is a request to approve preliminary  
14 and final site and building plans for -- sorry. A  
15 lot of folks, I guess, are not as interested in  
16 the Pentagon vehicle gate. Building plans for the  
17 Pentagon Commercial Vehicle Inspection Facility.  
18 From our team, we have Laura Shipman who's going  
19 to be presenting today. And Laura, you can proceed  
20 whenever you're ready.

21 MS. SHIPMAN: Good afternoon, Chairman  
22 Scharf and Commissioners. Washington Headquarters

1 Services has submitted preliminary and final site  
2 and building plans for a commercial vehicle  
3 inspection facility on the Pentagon campus in  
4 Arlington, Virginia. Concept plans were reviewed  
5 by the Commission on the consent agenda in  
6 February of this year, and the comments were  
7 supportive of the projects development.

8           The Commercial Vehicle Inspection  
9 Facility Project is located off of Columbia Pike  
10 and adjacent to the 9/11 Memorial. The 2024  
11 Pentagon reservation master plan update approved  
12 by the Commission includes the proposed facility,  
13 which plays an important role in security securing  
14 the campus. The project will replace the  
15 temporary secure access lane remote screening  
16 facility to improve operations and overall  
17 security for deliveries, and will also replace the  
18 mobile temporary public restrooms.

19           This is a view from the 9/11 Memorial  
20 entrance of the existing canopy structure and  
21 chain link fencing that will be replaced. And  
22 also a view of the existing temporary restroom

1 trailer for Memorial visitors that will be  
2 replaced as well. The proposed site plan includes  
3 an inspection canopy structure, reconstructed  
4 access roadways, a permanent public restroom  
5 facility and construction of security measures,  
6 including fences gates, and barrier walls.

7 The applicant has made several  
8 improvements to the site design canopy and facade  
9 in response to NCPC and other review agency  
10 comments. The previous iteration of the project  
11 shown here included a gridded precast concrete  
12 veneer panel on the building columns and canopy,  
13 which increased the thickness and visibility of  
14 the structure. The final design minimizes the  
15 canopy structure by removing the veneer from the  
16 columns and angling the canopy soffit to a thin  
17 edge.

18 Here's a rendering of the proposed  
19 inspection facility. The facade material was  
20 changed to metal panel, which better reflects that  
21 this is a service facility that should act as a  
22 background building to the historic Pentagon

1 structure. The restroom design has also been  
2 improved from the previous iteration shown here  
3 with gridded siding. The proposed metal panel  
4 construction is similar to the inspection  
5 facility.

6 The restroom circulation has also been  
7 improved to ensure elements are not protruding  
8 into the sidewalk and users have a clear and  
9 separated entry pathway with increased privacy.

10 Landscape features are also used in the site  
11 design to decrease the visual impact of the  
12 inspection facility to pedestrians and the  
13 adjacent memorial. Here is a view from the  
14 Memorial looking towards the inspection facility  
15 with vegetative screening along the fence line.  
16 And here is a view from Washington Boulevard of  
17 the inspection facility and the historic Pentagon  
18 building beyond.

19 I will note that the Virginia SHPO  
20 concurred with the applicant's finding of no  
21 adverse effect on historic properties, and the  
22 Commission of Fine Arts had no objection to the

1 proposal.

2           In response to public comment on the  
3 plant palette, the applicant will replace two  
4 proposed plants with common milkweed and little  
5 bluestem. They note that some of the other  
6 plantings of concern in the comment will be  
7 retained for buyer retention purposes and to  
8 provide year-round visual separation between the  
9 facility and the adjacent memorial while also  
10 meeting required security sightlines.

11           Staff finds the revised plant palette  
12 includes species supportive of pollinators and is  
13 generally consistent with the NCPC Pollinator  
14 Resource Guide, which allows some flexibility to  
15 meet project needs. With regard to future  
16 planning, an Offsite Pentagon 9/11 Memorial  
17 Visitor Education Center is planned on the  
18 southern expansion of the Arlington National  
19 Cemetery to the west of the Pentagon Reservation.

20           The Commission reviewed concept plans  
21 for the project in 2023 and noted a difficult  
22 pedestrian connection along Columbia Pike between

1 the visitor center and memorial. Staff recommends  
2 that as part of the upcoming master plan and future  
3 projects, the applicant coordinate with local and  
4 federal transportation authorities to improve this  
5 connection.

6 Measures may include vegetative  
7 screening between the perimeter fence and sidewalk  
8 on Columbia Pike, as well as a landscape buffer  
9 between the sidewalk and roadway. Additional  
10 wayfinding signage is also recommended to direct  
11 visitors to the 9/11 Memorial.

12 Overall, the proposal is generally  
13 consistent with policy set forth in the federal  
14 elements of the comprehensive plan and staff  
15 recommends the Commission approve the preliminary  
16 and final site and building plans, but the  
17 comments highlighted in my presentation and listed  
18 here. That concludes my presentation. Members of  
19 the applicant team are also available virtually to  
20 answer any questions from the Commission. Thank  
21 you.

22 CHAIRMAN SCHARF: Thank you, Laura. Do

1 any commissioners have any questions either for  
2 Laura or for the project team at this time?  
3 Hearing none, we'll now turn to the public  
4 testimony portion of this item. We have one person  
5 signed up to speak on this matter today. Mr.  
6 Berne, are you with us?

7 MR. BERNE: Yes, I am. Can you hear me?

8 CHAIRMAN SCHARF: We can hear you loud  
9 and clear, sir. You have three minutes to provide  
10 your testimony, and please proceed whenever you're  
11 ready.

12 MR. BERNE: Thank you. This project does  
13 not adequately align with recommendations in the  
14 NCPC's Pollinator Best Practices Guide. In  
15 response to my initial comments, as you just  
16 heard, the HNC's representative, Janice Sina of  
17 Duberry, sent a message in this shipment that  
18 stated that Duberry had added two native plants,  
19 common milkweed and little bluestem, to its  
20 landscape schedule to replace two plants that I  
21 found to be unsatisfactory.

22 These changes were consistent with

1 recommendations in the NCPC's guide. However,  
2 although there were two plants that were replaced,  
3 Duberry did not remove 11 non-native plants and  
4 cultivars from its landscape schedules. These may  
5 not feed native pollinators, may be invasive, or  
6 may be toxic to insects. The NCPC's guides  
7 contained recommendations that oppose the  
8 installation of these types of projects. Only  
9 changing two out of 13 is not enough.

10 Ms. Duberry wrote that -- Ms. Sina wrote  
11 that Duberry had chosen those plants to meet  
12 specific project requirements. She wrote that  
13 those requirements include safety and security, as  
14 well as those for planting the projects by  
15 proposed bioretention facilities. Ms. Sina also  
16 wrote that all these plants were included in  
17 previously approved projects at the Pentagon or to  
18 meet a specific visual or security need.

19 These objections to recommendations in  
20 the NCPC's guides do not appear to be reasonable,  
21 especially because there are so many. When we  
22 were discussing designed landscapes, the guide

1 cites a federal document that states, choose  
2 plants that are best for your ecoregion,  
3 preferably native plants to which pollinators are  
4 most accustomed. The guide recommends against  
5 supplanting and cultivars, stating, quote,  
6 prioritize the original native species whenever  
7 possible. These are possible in this case.

8           There are many native plants that have  
9 similar characteristics to those that Duberry has  
10 selected for this project. Many can provide  
11 safety, security, and perceived visual needs.  
12 Some are frequently planted in bioretention  
13 facilities. The NCPC most likely approved the  
14 selected species from other Pentagon projects  
15 before it issued its pollinator guide.

16           Please do not approve this project until  
17 Duberry revises its landscape schedule to perform  
18 with recommendations in the NCPC's guide. Without  
19 such disapprovals, the guide will become useless.  
20 Like Duberry, many will give dubious excuses for  
21 not conforming with the guide's recommendations.  
22 I've said this before to you regarding other

1 projects before, including the last meeting.  
2 Please consider it again now. Thank you.

3 CHAIRMAN SCHARF: Thank you, Mr. Berne.  
4 Are there any questions for our witness here from  
5 any members of the Commission? Hearing and seeing  
6 none, thank you for your testimony, sir. It's  
7 always good to see you. Is there a motion at this  
8 time to approve a preliminary and final site and  
9 building plans for the Pentagon Commercial Vehicle  
10 Inspection Facility?

11 MR. LEVENBACH: So moved.

12 CHAIRMAN SCHARF: Thank you, Vice  
13 Chairman Levenbach. Is there a second?

14 MR. BRUCH: Yes, I second that motion.

15 CHAIRMAN SCHARF: Thank you,  
16 Commissioner. With that, I'll open it to the  
17 Commission for discussion, and I will start  
18 deliberations fittingly with Commissioner Bruch.

19 MR. BRUCH: Number one, thank you very  
20 much. And Laura Shipman, thank you very much for  
21 your presentation. And I've also got to thank Mr.  
22 Berne for his passion for our natural habitat here

1 on the East Coast. We really appreciate the  
2 Commission's support for this project. This is a  
3 security access asset of the Pentagon with very  
4 high-level traffic and a very underwhelming  
5 current status of the security mechanisms, given  
6 that it was immediately erected after 9/11 or  
7 shortly after that, and has persisted for over two  
8 decades.

9 So we appreciate the Commission's  
10 support, a very high density. We do have a K-9  
11 unit that is very active at that site today and  
12 will continue to be active. And I think that what  
13 we have designed there addresses both the  
14 aesthetics of preserving the historical nature of  
15 the Pentagon, as well as completely enhances the  
16 security of a very high level traffic that comes  
17 in there. So thank you for your support.

18 CHAIRMAN SCHARF: Thank you,  
19 Commissioner. Commissioner Bowron?

20 MS. BOWRON: I just want to acknowledge  
21 and appreciate the changes made by the applicant  
22 in response to earlier feedback. The design

1 presented today, I think both meets the  
2 operational needs while also recognizing the  
3 setting.

4 CHAIRMAN SCHARF: Thank you,  
5 Commissioner. Commissioner Argo?

6 MS. ARGO: I have no additional  
7 questions, but appreciate the work that's been  
8 done and in the attention that was paid to earlier  
9 comments made by the Commission. Thank you for  
10 your work on this.

11 CHAIRMAN SCHARF: Thank you,  
12 Commissioner. Vice Chairman Levenbach?

13 MR. LEVENBACH: I have no comments.

14 CHAIRMAN SCHARF: Thank you, Vice  
15 Chairman. Commissioner Blair?

16 MR. BLAIR: No comments.

17 CHAIRMAN SCHARF: Thank you,  
18 Commissioner. Commissioner Ingrassia?

19 MR. INGRASSIA: Thank you for the  
20 presentation today. I have no further comments.

21 CHAIRMAN SCHARF: Thank you,  
22 Commissioner. Commissioner Dixon?

1 MR. DIXON: I have no comments.

2 CHAIRMAN SCHARF: Thank you,  
3 Commissioner. Commissioner Cash?

4 MR. CASH: I have no comments. Thank  
5 you.

6 CHAIRMAN SCHARF: Thank you,  
7 Commissioner. Commissioner Henderson?

8 MR. HENDERSON: No comments. Thank you.

9 CHAIRMAN SCHARF: Thank you,  
10 Commissioner. Commissioner McGowan?

11 MS. MCGOWAN: I don't have any comments,  
12 but thank you, staff, for the presentation.

13 CHAIRMAN SCHARF: Thank you,  
14 Commissioner. And Commissioner Cozart?

15 MS. COZART: I appreciate the staff work  
16 on this presentation and this project overall. No  
17 additional comments.

18 CHAIRMAN SCHARF: Thank you,  
19 Commissioner. Speaking for myself, I just think  
20 this is another classic example where engagement  
21 with NCPC and moving through our process has  
22 resulted in a significantly improved final

1 product. Anytime you can remove temporary  
2 restrooms and temporary structures and replace  
3 them with something more permanent, that's a good  
4 thing, but we also need to be mindful, obviously,  
5 of the surroundings and the built environment.

6 I support this project. I'd like to  
7 thank the applicant team for their work with our  
8 team, and I look forward to seeing this project  
9 come through to fruition. Are there any further  
10 comments or questions at this time? Hearing and  
11 seeing none, Madam Secretary, can you please  
12 confirm the motion and second, and take the vote  
13 by roll call?

14 MS. HOTTEL-COX: Yes, the motion was made  
15 by Vice Chairman Levenbach and seconded by  
16 Commissioner Bruch. Commissioner Cozart?

17 MS. COZART: Yes.

18 MS. HOTTEL-COX: Commissioner Bruch?

19 MR. BRUCH: Yes.

20 MS. HOTTEL-COX: Commissioner Bowron?

21 MS. BOWRON: Yes.

22 MS. HOTTEL-COX: Commissioner Argo?

1 MS. ARGO: Yes.

2 MS. HOTTEL-COX: Vice Chairman  
3 Levenbach?

4 MR. LEVENBACH: Yes.

5 MS. HOTTEL-COX: Chairman Scharf?

6 CHAIRMAN SCHARF: Yes.

7 MS. HOTTEL-COX: Commissioner Blair?

8 MR. BLAIR: Yes.

9 MS. HOTTEL-COX: Commissioner Ingrassia?

10 MR. INGRASSIA: Yes.

11 MS. HOTTEL-COX: Commissioner Dixon?  
12 Commissioner Cash?

13 MR. CASH: Yes.

14 MS. HOTTEL-COX: Commissioner Henderson?

15 MR. HENDERSON: Yes.

16 MS. HOTTEL-COX: Commissioner McGowan?

17 MS. MCGOWAN: Yes.

18 MS. HOTTEL-COX: Thank you. The motion  
19 carries.

20 CHAIRMAN SCHARF: Thank you, Madam  
21 Secretary. Are there any further comments or  
22 questions at this time before we wrap for the day?

1 Hearing and seeing none, that concludes our open  
2 session agenda. Our next meeting will be on  
3 Thursday, June 4th at 1:00 p.m. And if there's  
4 no other business to discuss, this meeting is now  
5 adjourned.

6 (Whereupon, the above-entitled matter  
7 went off the record at 2:46 p.m.)

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1 C E R T I F I C A T E

2 This is to certify that the foregoing transcript  
 3 was duly recorded and accurately transcribed  
 4 under my direction; further, that said  
 5 transcript is a true and accurate record of the  
 6 proceedings; and that I am neither counsel for,  
 7 related to, nor employed by any of the parties  
 8 to this action in which this matter was taken;  
 9 and further that I am not a relative nor an  
 10 employee of any of the parties nor counsel  
 11 employed by the parties, and I am not  
 12 financially or otherwise interested in the  
 13 outcome of the action.

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20 Ahamad Shakil-Azizi

21  
22

|                        |                     |                        |                            |
|------------------------|---------------------|------------------------|----------------------------|
| <hr/>                  | <b>18</b>           | <b>2002</b>            | 8:6                        |
| <b>\$</b>              | 43:21 44:1          | 64:19                  | <b>36</b>                  |
| <hr/>                  | <b>1871</b>         | <b>2004</b>            | 76:5                       |
| <b>\$7.5</b>           | 18:9                | 19:6 31:2              | <hr/>                      |
| 26:21                  | <b>1888</b>         | <b>2012</b>            | <b>4</b>                   |
| <hr/>                  | 18:9 56:16 74:20    | 19:6 31:2,18 32:1 53:7 | <hr/>                      |
| <b>1</b>               | <b>1917</b>         | 54:12                  | <b>4</b>                   |
| <hr/>                  | 69:19               | <b>2014</b>            | 10:5                       |
| <b>1</b>               | <b>1929</b>         | 31:18 53:8 54:12       | <b>4th</b>                 |
| 23:4                   | 65:9                | <b>2023</b>            | 110:3                      |
| <b>1,000</b>           | <b>1930</b>         | 99:21                  | <hr/>                      |
| 48:5                   | 69:19               | <b>2024</b>            | <b>5</b>                   |
| <b>1,572</b>           | <b>1940</b>         | 96:10                  | <hr/>                      |
| 78:12                  | 68:8                | <b>2025</b>            | <b>5</b>                   |
| <b>10</b>              | <b>1957</b>         | 10:21 11:4,13          | 12:14                      |
| 58:17 66:16            | 69:21               | <b>2026</b>            | <b>50</b>                  |
| <b>106</b>             | <b>1969</b>         | 4:5                    | 64:4                       |
| 33:12 34:15 35:9,11    | 68:22 69:13 70:1    | <b>2027</b>            | <b>5103</b>                |
| 40:12 41:10 44:13 63:3 | <b>1970s</b>        | 12:22                  | 11:3                       |
| 83:21                  | 57:4                | <b>2032</b>            | <hr/>                      |
| <b>106-type</b>        | <b>1975</b>         | 12:22                  | <b>6</b>                   |
| 88:15                  | 78:17               | <b>20th</b>            | <hr/>                      |
| <b>11</b>              | <b>1988</b>         | 57:1                   | <b>650</b>                 |
| 42:3 102:3             | 52:7                | <b>2196</b>            | 45:15                      |
| <b>11-member</b>       | <b>1999</b>         | 10:9                   | <b>662,000-square-foot</b> |
| 8:17                   | 19:3                | <b>24</b>              | 17:21                      |
| <b>110</b>             | <b>19th</b>         | 64:18                  | <b>6A</b>                  |
| 49:1                   | 56:22               | <b>25</b>              | 16:1                       |
| <b>12</b>              | <b>19th-century</b> | 45:4 62:7              | <b>6B</b>                  |
| 51:10                  | 17:18               | <b>25-</b>             | 95:13                      |
| <b>13</b>              | <b>1:00</b>         | 26:22 39:7             | <hr/>                      |
| 102:9                  | 110:3               | <b>25-year</b>         | <b>7</b>                   |
| <b>130</b>             | <b>1:01</b>         | 38:22                  | <hr/>                      |
| 35:1                   | 4:2                 | <b>25th</b>            | <b>7</b>                   |
| <b>134-foot</b>        | <hr/>               | 10:22                  | <hr/>                      |
| 77:22                  | <b>2</b>            | <b>26-billion</b>      | <b>8</b>                   |
| <b>14</b>              | <hr/>               | 55:7                   | <hr/>                      |
| 31:19 32:11            | <b>2</b>            | <b>26th</b>            | <b>81</b>                  |
| <b>150</b>             | 5:21 23:4           | 11:18                  | 64:21                      |
| 66:13 76:11            | <b>2,000</b>        | <b>2:46</b>            | <hr/>                      |
| <b>16</b>              | 23:21               | 110:7                  | <b>9</b>                   |
| 81:12                  | <b>200</b>          | <hr/>                  | <hr/>                      |
| <b>17</b>              | 7:9                 | <b>3</b>               | <b>9</b>                   |
| 18:9                   | <b>2001</b>         | <hr/>                  | 64:4                       |
| <b>17th</b>            | 65:20               | <b>3</b>               | <b>9/11</b>                |
| 10:14 19:15,16,19 20:5 |                     |                        | 96:10,19 99:16 100:11      |
|                        |                     |                        | 105:6                      |

|                       |                         |                         |                         |
|-----------------------|-------------------------|-------------------------|-------------------------|
| <b>900</b>            | <b>action</b>           | 85:18 86:21             | <b>agenda</b>           |
| 77:20                 | 7:15 16:19 87:10,12     |                         | 5:16,17,21 8:3,5,6 10:5 |
|                       | <b>active</b>           | <b>administration's</b> | 12:13 15:22 16:1 84:19  |
|                       | 105:11,12               | 43:7 86:3               | 95:12 96:5 110:2        |
|                       | <b>actively</b>         | <b>Administrator</b>    | <b>aggressively</b>     |
|                       | 11:16                   | 53:8                    | 31:20                   |
| <b>A&amp;m</b>        | <b>Adams</b>            | <b>adopted</b>          | <b>agree</b>            |
| 68:6                  | 59:19                   | 5:17                    | 87:21                   |
| <b>ability</b>        | <b>adapt</b>            | <b>adorn</b>            | <b>agreement</b>        |
| 26:17 30:11 35:4 70:8 | 77:9                    | 57:11                   | 47:1                    |
| 77:9                  | <b>add</b>              | <b>advance</b>          | <b>ahead</b>            |
| <b>above-entitled</b> | 8:2 66:9 78:5           | 23:7                    | 93:18                   |
| 110:6                 | <b>added</b>            | <b>advances</b>         | <b>Alfred</b>           |
| <b>abrasion</b>       | 32:17 52:11 101:18      | 31:9                    | 18:10 54:2 57:11        |
| 49:12                 | <b>adding</b>           | <b>advancing</b>        | <b>align</b>            |
| <b>abrasives</b>      | 25:7                    | 43:8                    | 20:15 101:13            |
| 32:16                 | <b>addition</b>         | <b>adverse</b>          | <b>Alison</b>           |
| <b>absence</b>        | 17:7 20:13 25:9 49:17   | 72:22 98:21             | 42:12 56:1,6            |
| 62:6                  | <b>additional</b>       | <b>adversely</b>        | <b>alive</b>            |
| <b>absolutely</b>     | 16:18 21:22 22:12 29:1  | 69:10                   | 67:2                    |
| 29:10,14 39:12 62:19  | 32:16 46:12 62:16 89:2, | <b>advice</b>           | <b>Allegiance</b>       |
| 82:1                  | 18 92:8 100:9 106:6     | 70:21                   | 5:19                    |
| <b>accelerate</b>     | 107:17                  | <b>advise</b>           | <b>allied</b>           |
| 46:5 75:1             | <b>Additionally</b>     | 11:5                    | 83:11                   |
| <b>accept</b>         | 77:16                   | <b>aerial</b>           | <b>alongside</b>        |
| 44:22                 | <b>address</b>          | 21:12                   | 48:5                    |
| <b>accepted</b>       | 32:7 37:20 71:9 79:17   | <b>aesthetic</b>        | <b>alter</b>            |
| 51:22 87:2            | 87:13 91:19             | 62:22 73:14             | 50:10 69:10,18          |
| <b>access</b>         | <b>addressed</b>        | <b>aesthetics</b>       | <b>alteration</b>       |
| 20:1 96:15 97:4 105:3 | 32:10                   | 105:14                  | 61:13 83:9              |
| <b>accustomed</b>     | <b>addresses</b>        | <b>affect</b>           | <b>alternative</b>      |
| 65:8 103:4            | 105:13                  | 22:17                   | 22:8                    |
| <b>achieve</b>        | <b>adequately</b>       | <b>affecting</b>        | <b>alternatives</b>     |
| 51:8                  | 101:13                  | 44:19                   | 51:8                    |
| <b>achieved</b>       | <b>adhere</b>           | <b>afternoon</b>        | <b>amazing</b>          |
| 58:1 82:21            | 22:17 25:11             | 4:4 8:9 16:7 42:21      | 33:2                    |
| <b>acknowledge</b>    | <b>adhesion</b>         | 47:21 67:20 72:8 81:9   | <b>amended</b>          |
| 23:19 105:20          | 49:12                   | 95:21                   | 10:21,22                |
| <b>Acosta</b>         | <b>adjacent</b>         | <b>aged</b>             | <b>Amendment</b>        |
| 5:6 8:7,8             | 96:10 98:13 99:9        | 31:20 36:12             | 12:17                   |
| <b>acres</b>          | <b>adjourned</b>        | <b>agencies</b>         | <b>America</b>          |
| 43:21 44:1            | 110:5                   | 8:19 18:1 41:18 71:14   | 6:16 68:9               |
| <b>act</b>            | <b>administration</b>   | <b>agency</b>           | <b>America's</b>        |
| 10:10,18 11:4 23:18   | 9:10 16:9 18:8 24:7,12, | 9:7 23:22 44:6,8,10     | 52:8                    |
| 43:19 49:2 63:4 97:21 | 15,19 26:7 35:11 40:8   | 97:9                    |                         |
| <b>Acting</b>         | 44:3 54:18 61:5 84:10   |                         |                         |
| 6:10                  |                         |                         |                         |

|   |  |  |   |
|---|--|--|---|
| <b>American</b><br>8:16 17:19 44:22 52:4,<br>22 56:11 71:14 76:4  | <b>application</b><br>12:16,19 13:2 22:16<br>30:16 32:7  | <b>architecture</b><br>17:18 18:19 20:17<br>56:13 61:21 68:19                                  | 89:12   |
| <b>Americans</b><br>73:12   | <b>applied</b><br>22:21 46:11 49:13,20   | <b>archive</b><br>69:2   | <b>assumptions</b><br>27:11                         |
| <b>amount</b><br>90:2   | <b>apply</b><br>35:2 45:13   | <b>areas</b><br>11:10 80:14  | <b>attempts</b><br>69:18                            |
| <b>analysis</b><br>23:16 82:7   | <b>applying</b><br>70:18   | <b>Argo</b><br>4:15,16 13:10,13,14,18<br>14:13,14 90:20,21<br>94:10,11 106:5,6<br>108:22 109:1 | <b>attendees</b><br>7:8                             |
| <b>angling</b><br>97:16   | <b>appointment</b><br>93:2   | <b>arguing</b><br>86:19  | <b>attending</b><br>67:15                           |
| <b>annotated</b><br>78:21   | <b>appreciated</b><br>57:8 90:21   | <b>argument</b><br>87:12   | <b>attention</b><br>47:12 58:11 80:11<br>106:8      |
| <b>answers</b><br>87:8,15 93:9  | <b>approach</b><br>55:14   | <b>Arlington</b><br>96:4 99:18   | <b>attribution</b><br>61:16                         |
| <b>anticipating</b><br>31:8   | <b>appropriations</b><br>12:7  | <b>Army</b><br>64:22   | <b>audio</b><br>13:17                               |
| <b>Antoinette</b><br>57:18  | <b>appropriators</b><br>55:5   | <b>array</b><br>9:19   | <b>augment</b><br>38:20                             |
| <b>Anytime</b><br>108:1   | <b>approval</b><br>12:16,20 13:3 63:6,7<br>88:9  | <b>Arts</b><br>48:9 98:22  | <b>august</b><br>64:6                               |
| <b>apologize</b><br>13:17 26:6  | <b>approve</b><br>13:9,10 16:2 61:13 82:5<br>85:1 95:13 100:15<br>103:16 104:8   | <b>aspect</b><br>24:1 34:11  | <b>author</b><br>56:10                              |
| <b>apparent</b><br>32:4   | <b>approved</b><br>96:11 102:17 103:13   | <b>aspects</b><br>30:18  | <b>authorities</b><br>100:4                         |
| <b>Apparently</b><br>80:19  | <b>April</b><br>7:6  | <b>assembly</b><br>64:6  | <b>authority</b><br>44:5 80:2                       |
| <b>appeal</b><br>51:20  | <b>arc</b><br>38:2   | <b>asserting</b><br>41:7   | <b>authorization</b><br>10:12                       |
| <b>appearance</b><br>48:11 51:18 54:6 58:6,<br>16 69:19 71:9 73:17<br>74:22 76:15                       | <b>architect</b><br>30:3 40:20 57:10 61:7<br>63:10 68:1 73:19 76:5   | <b>assessed</b><br>61:9 70:9   | <b>Avenue</b><br>7:4,12,14,20 19:15 20:3<br>21:9,16 |
| <b>appears</b><br>15:14   | <b>architects</b><br>8:16 45:5 48:6 66:3<br>76:4   | <b>assessment</b><br>62:1 63:9 74:12   | <b>award</b><br>8:15 9:5                            |
| <b>appended</b><br>78:22  | <b>architectural</b><br>37:8 52:9,10 54:5<br>56:11,19 59:20 60:17<br>61:6,22 62:8 67:16<br>68:4,7,9 69:3 70:6<br>73:21 76:18 80:16 81:2<br>82:16 | <b>assessments</b><br>84:3   | <b>awards</b><br>9:19 10:1                          |
| <b>applicant</b><br>20:13 22:9,10 23:18<br>29:12 82:5 86:18 88:13<br>97:7 99:3 100:3,19<br>105:21 108:7 | <b>architecturally</b><br>73:6 76:21 80:7  | <b>asset</b><br>105:3  | <b>aware</b><br>59:11                               |
| <b>applicant's</b><br>21:20 23:16 90:4,10<br>98:20  |  | <b>assets</b><br>72:19   | <b>awe-inspiring</b><br>82:2                        |
|   |  | <b>Assistant</b><br>24:11 53:18  | <b>Awesome</b><br>35:14                             |
|   |  | <b>associate</b>   | <hr/> <b>B</b> <hr/>                                |
|   |  |  | <b>back</b>   |

|   |  |  |   |
|---|--|--|---|
| 11:1 31:22 47:15 65:20<br>86:9,10 92:7,14                     | 29:20 67:2   | <b>bodies</b><br>66:22 87:3  | <b>brought</b><br>31:22 62:10   |
| <b>backdrop</b><br>46:7                                       | <b>began</b><br>15:14 57:4,8   | <b>bolstering</b><br>19:8  | <b>brown</b><br>57:2  |
| <b>background</b><br>97:22                                    | <b>begin</b><br>67:1   | <b>bond</b><br>26:17 35:3 45:21 62:14  | <b>Bruch</b><br>4:11,12 6:3,14 14:6,9,<br>10 89:17,18 94:6,7<br>104:14,18,19 108:16,<br>18,19   |
| <b>backlog</b><br>55:8  | <b>begun</b><br>54:17  | <b>bonding</b><br>50:5   | <b>Bryan</b><br>60:5,7,16 75:11   |
| <b>badly</b><br>25:10   | <b>behalf</b><br>8:10 9:5 48:3 72:11                                       | <b>books</b><br>56:11  | <b>budget</b><br>12:6,19 18:4   |
| <b>balance</b><br>50:15 51:2                                  | <b>belongs</b><br>52:19,21   | <b>bottom</b><br>67:8  | <b>buffer</b><br>100:8  |
| <b>ball</b><br>65:14  | <b>Ben</b><br>9:4  | <b>Boulevard</b><br>98:16  | <b>build</b><br>88:7  |
| <b>bank</b><br>55:6   | <b>beneficial</b><br>28:11   | <b>Bowron</b><br>4:13,14 6:8 13:21 14:7,<br>11,12 31:1 89:21,22<br>94:8,9 105:19,20<br>108:20,21 | <b>building</b><br>7:13 13:3 16:3,13,22<br>17:4,10,13,20 18:9,13,<br>18 19:1,2,3,4,5,7,12<br>20:14,16 21:13,18 22:6,<br>11,14,17 23:1 28:19,22<br>29:2,4,8,16,17 30:12,19<br>31:21 32:5,15,17 33:4,<br>22 36:19 37:7,10,12,21<br>38:10 39:1,10 40:21<br>43:9 44:11 45:7 46:2,9,<br>15 48:16 50:16 51:9<br>52:6,8,13,19 53:7,16<br>54:11,14,15,19 55:11<br>56:8 57:15,19 58:4,9,<br>10,18 59:1,8 61:7 62:8,<br>19 63:10 64:8,19,20<br>65:3,13,17,19 66:4,6,12<br>68:20 69:9,18,20 70:4,8<br>73:7 74:11,15 76:11,14,<br>20 78:6,8,14 79:11,12,<br>14 80:5,18 81:1 82:9<br>83:8,16 84:2,5 85:2<br>95:14,16 96:2 97:12,22<br>98:18 100:16 104:9 |
| <b>barrier</b><br>97:6  | <b>benefit</b><br>84:4   | <b>break</b><br>67:1   | <b>building's</b><br>18:7 19:13,18,20,22<br>20:3,11,21,22 21:2,8,<br>15,22 24:3 46:13 49:18<br>51:18,20 61:10 70:15<br>74:10 75:1 76:6,8 81:19<br>90:11   |
| <b>base</b><br>20:22 21:2,4,5 36:17<br>37:9                   | <b>benefits</b><br>45:19   | <b>breathable</b><br>77:13   | <b>buildings</b><br>17:14 18:12 20:17   |
| <b>based</b><br>20:3 54:3 60:18 83:15<br>84:3                 | <b>Berne</b><br>101:6,7,12 104:3,22  | <b>breathe</b><br>77:7   |   |
| <b>baseline</b><br>31:22 38:20 39:2,3,9<br>62:3               | <b>Bible</b><br>64:5   | <b>brick</b><br>37:19  |   |
| <b>basement</b><br>18:16                                      | <b>big</b><br>25:8   | <b>Bridge</b><br>46:16   |   |
| <b>bases</b><br>53:13   | <b>bill</b><br>10:9,13,20 11:2,4,12,18                                     | <b>bright</b><br>43:9 46:7   |   |
| <b>basic</b><br>74:1  | <b>bioretention</b><br>102:15 103:12                                       | <b>brighten</b><br>22:14 51:20 80:13   |   |
| <b>basically</b><br>32:14 36:21                               | <b>bird's-eye</b><br>55:10   | <b>brightness</b><br>51:12   |   |
| <b>basis</b><br>61:14   | <b>bit</b><br>33:7 36:12 37:20 40:12<br>91:12                              | <b>British</b><br>38:14  |   |
| <b>beautification</b><br>11:16 12:5 16:4 34:3<br>52:1 85:3,19 | <b>Blair</b><br>14:20,21 92:10,13 93:3,<br>4 94:17,18 106:15,16<br>109:7,8 | <b>brittle</b><br>66:22  |   |
| <b>beautiful</b><br>9:2 11:4,15 29:18 85:21                   | <b>Blair's</b><br>15:18  | <b>broader</b><br>90:10  |   |
| <b>beautifying</b><br>84:8                                    | <b>blocks</b><br>41:13 76:21   | <b>broadly</b><br>54:20 56:22  |   |
| <b>beauty</b>   | <b>bluestem</b><br>99:5 101:19   | <b>broken</b><br>67:2  |   |

|   |   |  |   |
|---|---|--|---|
| 22:21 37:17 38:3 48:13,<br>18 50:21 55:6,9 57:5,7<br>59:12,16 61:2 62:11<br>65:16 68:11,21 69:1<br>70:13 71:12 80:1,7<br>82:14,20 91:17 | 4:5 12:21 58:21 72:15<br>84:9   | 14:15,18,19 15:12 16:7<br>24:17 27:12,18,21 28:3<br>30:21 31:11 32:19<br>35:15 38:12 39:18 42:1<br>44:15 47:9,14 53:1<br>55:18,21 59:5,17 60:10<br>63:15 67:13 71:19 72:3,<br>9 75:8,19,21 79:3 81:4,<br>10 84:13 85:5,6,8 86:5,<br>10,12 88:18,19,22 89:5,<br>16,20 90:19 91:7,8<br>92:9,10,15,21 94:3,12,<br>15,16 95:11,21 100:22<br>101:8 104:3,12,13,15<br>105:18 106:4,11,12,14,<br>15,17,21 107:2,6,9,13,<br>18 108:15 109:2,5,6,20 | <b>choose</b><br>103:1  |
| <b>builds</b><br>32:4   | <b>Capitol</b><br>41:14 45:11 62:12<br>65:17 81:16  | <b>challenging</b><br>43:7   | <b>chosen</b><br>52:15 73:18 102:11   |
| <b>built</b><br>35:20 53:18 68:10<br>71:15 91:5 108:5   | <b>care</b><br>69:6   | <b>champion</b><br>54:22   | <b>circulation</b><br>98:6  |
| <b>bunch</b><br>41:9  | <b>careful</b><br>80:9  | <b>change</b><br>51:4,5 65:8 70:4 71:8<br>73:1   | <b>circumstance</b><br>45:18  |
| <b>Burgum</b><br>90:7   | <b>carried</b><br>15:21   | <b>changed</b><br>97:20  | <b>cited</b><br>76:13   |
| <b>burned</b><br>38:14  | <b>carries</b><br>109:19  | <b>changing</b><br>59:4 77:9 102:9   | <b>cites</b><br>103:1   |
| <b>Bush</b><br>64:21 65:2,7   | <b>cart</b><br>87:18  | <b>Chapter</b><br>8:17   | <b>cities</b><br>85:20  |
| <b>business</b><br>5:18 110:4   | <b>carved</b><br>77:21  | <b>character</b><br>52:12 58:7 60:21 78:8  | <b>citizen</b><br>68:2  |
| <b>busy</b><br>57:8   | <b>case</b><br>86:17 103:7  | <b>character-</b><br>69:16 74:22   | <b>city</b><br>7:15 65:7,16 76:20 77:1<br>80:19   |
| <b>butcher</b><br>6:2 71:20   | <b>Cash</b><br>15:4,5,15 25:2 39:21<br>41:3 86:11,12 88:20<br>89:13 95:3,4 107:3,4<br>109:12,13 | <b>character-defining</b><br>62:4 73:22 74:2   | <b>civic</b><br>48:13 50:11 51:3  |
| <b>butterfly</b><br>6:15  | <b>cast</b><br>36:8 73:18   | <b>characteristics</b><br>73:14 103:9  | <b>clad</b><br>69:20  |
| <b>buyer</b><br>99:7  | <b>causing</b><br>46:12 62:16 77:10<br>78:11  | <b>chemical</b><br>45:20 50:4  | <b>claim</b><br>77:13   |
| <b>bypass</b><br>44:18  | <b>Cemetery</b><br>99:19  | <b>chemicals</b><br>32:16  | <b>claimed</b><br>45:19   |
| <b>C</b>  | <b>center</b><br>12:18 13:4 16:21 99:17<br>100:1  | <b>chief</b><br>84:8   | <b>clarity</b><br>51:14 88:17   |
| <b>calendar</b><br>12:13,14,15 13:1,7,9   | <b>centuries</b><br>82:17   | <b>chipping</b><br>20:11   | <b>classic</b><br>107:20  |
| <b>call</b><br>4:7 5:13 14:4 29:13<br>64:14 94:1 108:13   | <b>century</b><br>52:14 57:1 81:21  | <b>choice</b><br>57:10   | <b>clean</b><br>21:21 25:9 32:15  |
| <b>called</b><br>53:17 57:3 64:12 66:18   | <b>chain</b><br>96:21   |  | <b>cleaned</b><br>32:12,14 51:10 66:12<br>81:20   |
| <b>campus</b><br>34:1 96:3,14   | <b>Chair</b><br>8:8 68:2 75:7 76:2  |  | <b>cleaner</b><br>85:20   |
| <b>canopy</b><br>96:20 97:3,8,12,15,16  | <b>Chairman</b><br>4:3,17,20,21 5:9,11,21,<br>22 9:15 11:22 12:2,10,<br>11 13:12,15,19,22       |  | <b>cleaning</b><br>19:12 20:7 22:10 25:17<br>27:14 31:13 51:11<br>74:13 78:2 80:9 90:12 |
| <b>capital</b>  |   |  | <b>cleanliness</b><br>11:9  |
|   |   |  | <b>cleansed</b>   |

|                     |                         |                         |                           |
|---------------------|-------------------------|-------------------------|---------------------------|
| 64:2                | 73:20 82:16             | 28:3,5 39:20,22 53:7    | <b>compliance</b>         |
| <b>clear</b>        | <b>Columbia</b>         | 60:14 85:9,12,14 86:6,  | 43:18 44:16,17 88:11      |
| 88:10 98:8 101:9    | 11:3,6,14 12:21 96:9    | 11 88:20 89:1,6,13,17,  | <b>complications</b>      |
| <b>Clinton's</b>    | 99:22 100:8             | 21 90:20 91:8 92:10,13, | 58:14                     |
| 53:15               | <b>columns</b>          | 14,16,17 93:2,3,4 94:4, | <b>comply</b>             |
| <b>close</b>        | 18:15 77:21 97:12,16    | 6,8,10,17,19,21,22      | 44:13                     |
| 52:5 88:15          | <b>combined</b>         | 95:3,5,7 104:16,18      | <b>compositions</b>       |
| <b>close-up</b>     | 57:20                   | 105:19 106:5,12,15,18,  | 50:11                     |
| 16:20               | <b>combines</b>         | 22 107:3,7,10,14,19     | <b>comprehensive</b>      |
| <b>closely</b>      | 57:22                   | 108:16,18,20,22 109:7,  | 19:11 33:20 100:14        |
| 83:11               | <b>comment</b>          | 9,11,12,14,16           | <b>compromised</b>        |
| <b>closer-up</b>    | 35:16 37:16 48:1 99:2,6 | <b>commissioner's</b>   | 70:11                     |
| 19:17               | <b>commentary</b>       | 28:13                   | <b>computer-generated</b> |
| <b>closing</b>      | 85:15 86:4              | <b>commissioners</b>    | 66:14                     |
| 71:3                | <b>comments</b>         | 6:1 8:10 9:16 12:1 13:7 | <b>concealing</b>         |
| <b>Coast</b>        | 7:10 12:1,12,20 13:6    | 24:21 27:22 42:21       | 74:3                      |
| 46:16 105:1         | 16:2,17 23:13,15,21     | 47:22 59:22 67:21       | <b>conceived</b>          |
| <b>coated</b>       | 24:1 26:2,9 29:15 35:20 | 75:10 76:3 78:21 79:7   | 76:20                     |
| 78:10               | 37:15 38:18 41:22 42:7  | 95:22 101:1             | <b>concept</b>            |
| <b>coating</b>      | 48:7 65:22 66:8 68:2    | <b>commit</b>           | 7:21 16:2,16 20:19        |
| 46:4 74:6 79:11     | 72:13 85:1,17 88:21     | 84:11                   | 29:11 52:2 63:6,8 71:6    |
| <b>coatings</b>     | 89:3,10,13,18 90:18,22  | <b>commitment</b>       | 85:1 96:4 99:20           |
| 50:2 70:18 71:2     | 92:17,20 93:8,10,20     | 56:12 90:14             | <b>concepts</b>           |
| <b>codified</b>     | 96:6 97:10 100:17       | <b>committed</b>        | 7:4                       |
| 83:14               | 101:15 106:9,13,16,20   | 85:18                   | <b>conceptually</b>       |
| <b>codifies</b>     | 107:1,4,8,11,17 108:10  | <b>committee</b>        | 71:7                      |
| 11:12               | 109:21                  | 28:11 68:3              | <b>concern</b>            |
| <b>cohesion</b>     | <b>commercial</b>       | <b>common</b>           | 59:20 99:6                |
| 62:20               | 95:17 96:2,8 104:9      | 66:11 99:4 101:19       | <b>concerned</b>          |
| <b>cohesive</b>     | <b>commission</b>       | <b>commonly</b>         | 72:22                     |
| 8:22                | 6:21 7:19 9:9,19,20     | 11:9                    | <b>concerns</b>           |
| <b>collection</b>   | 11:5,12 12:9 16:8,17    | <b>compares</b>         | 48:11                     |
| 83:12               | 23:7,9,14 24:10 25:5    | 92:6                    | <b>conclude</b>           |
| <b>collective</b>   | 33:1 34:8 42:6 47:7     | <b>comparison</b>       | 24:6                      |
| 73:12               | 48:8,9 58:22 59:19      | 23:2                    | <b>concludes</b>          |
| <b>collectively</b> | 60:14 61:12 63:7 66:1   | <b>compile</b>          | 11:20 23:12 24:15 63:6    |
| 45:14 82:15         | 72:9,10,16 79:9 80:10   | 7:15                    | 84:18 100:18 110:1        |
| <b>color</b>        | 81:10 84:15,17 85:10    | <b>complete</b>         | <b>conclusion</b>         |
| 20:18               | 86:18 87:7,12,17 88:2,6 | 87:7 88:8               | 50:6                      |
| <b>colored</b>      | 93:1,21 96:5,12 98:22   | <b>completed</b>        | <b>conclusions</b>        |
| 57:17 81:22         | 99:20 100:15,20 104:5,  | 31:2 32:1 56:16,17 63:5 | 45:16 62:12               |
| <b>coloring</b>     | 17 106:9                | <b>completely</b>       | <b>concrete</b>           |
| 58:3                | <b>commission's</b>     | 32:12 105:15            | 97:11                     |
| <b>colors</b>       | 4:5 8:14 16:19 42:14    | <b>completion</b>       | <b>concurred</b>          |
|                     | 81:14 87:15 90:8 105:2, | 74:20                   | 98:20                     |
|                     | 9                       |                         |                           |
|                     | <b>commissioner</b>     |                         |                           |
|                     | 4:8,11,13,15,22 5:2,4   |                         |                           |
|                     | 13:13 14:1,6,7,9,11,13, |                         |                           |
|                     | 20,22 15:2,4,6,8,15,18  |                         |                           |

|   |  |   |  |
|---|--|---|--|
| <b>condemned</b><br>56:16                       | <b>constructed</b><br>18:8 59:3  | <b>correctly</b><br>72:1  | <b>craftsmanship</b><br>69:5   |
| <b>condition</b><br>55:10 61:10 63:8 84:4       | <b>construction</b><br>8:15,20 18:7 24:13 26:8<br>40:20 69:4 97:5 98:4 | <b>cosmetic</b><br>79:13  | <b>create</b><br>8:22 54:4,5   |
| <b>conditions</b><br>30:9 62:1 77:9             | <b>consultation</b><br>82:7 83:15                                      | <b>cost</b><br>25:6,21 26:15 38:17,20<br>39:5,7 51:19 55:4 87:8   | <b>credentialed</b><br>62:2  |
| <b>confidence</b><br>88:6                       | <b>contained</b><br>83:7 102:7   | <b>costed</b><br>25:15  | <b>credit</b><br>49:6  |
| <b>confirm</b><br>14:3 27:10 93:22<br>108:12    | <b>context</b><br>37:21 39:2 47:3                                      | <b>costly</b><br>74:17  | <b>criminal</b><br>11:5  |
| <b>confirmation</b><br>26:14                    | <b>contingent</b><br>15:19   | <b>costs</b><br>25:4 39:3,9,15 58:14<br>77:18 92:4,5  | <b>critical</b><br>50:15   |
| <b>confirmed</b><br>30:2 43:22                  | <b>continue</b><br>7:19 23:18 88:6 105:12                              | <b>Council</b><br>18:5 63:21  | <b>crown</b><br>29:4 54:14   |
| <b>conforming</b><br>103:21                     | <b>continued</b><br>74:12  | <b>counsel</b><br>43:4  | <b>cultivars</b><br>102:4 103:5  |
| <b>congratulations</b><br>9:12 10:1             | <b>continuing</b><br>9:22  | <b>counter</b><br>54:17   | <b>cultural</b><br>43:4 47:18 48:2,22<br>68:12 69:5 72:19              |
| <b>Congress</b><br>43:20                        | <b>continuous</b><br>46:15   | <b>country</b><br>49:3 51:6 55:22 65:6<br>68:22 84:15   | <b>curing</b><br>27:5  |
| <b>Congressional</b><br>55:5                    | <b>contrast</b><br>50:20   | <b>couple</b><br>8:4 25:2 35:18 41:13   | <b>curious</b><br>33:6   |
| <b>connection</b><br>33:22 72:17 99:22<br>100:5 | <b>contributing</b><br>73:4 82:21                                      | <b>courage</b><br>43:12   | <b>current</b><br>5:7 36:18 57:6 58:5<br>66:15 70:3 71:5 92:5<br>105:5 |
| <b>consensus</b><br>45:4 83:16 84:2,5           | <b>contribution</b><br>84:9  | <b>court</b><br>43:22 47:5 65:17 86:19  | <b>custom</b><br>5:15  |
| <b>consent</b><br>12:13,14,15 13:1,7,9<br>96:5  | <b>contributor</b><br>83:3   | <b>courts</b><br>44:9 87:6,13 88:16   | <b>customary</b><br>93:7   |
| <b>conservation</b><br>62:8 68:3 80:9           | <b>conversation</b><br>47:13 64:7                                      | <b>cover</b><br>66:20   | <b>cycle</b><br>38:22 39:8 79:16,17                                    |
| <b>Conservation-grade</b><br>51:10              | <b>convey</b><br>70:8  | <b>covered</b><br>53:20   | <b>cycles</b><br>74:12   |
| <b>conservator</b><br>61:8 62:2 63:11           | <b>coordinate</b><br>8:21 100:3  | <b>coveted</b><br>73:9  | <hr/> <b>D</b> <hr/>   |
| <b>conservators</b><br>45:5                     | <b>copper</b><br>57:22   | <b>Cozart</b><br>4:9,10 14:7,8 32:21<br>33:17 34:5,12,14 35:8,<br>14 89:6,7 94:4,5<br>107:14,15 108:16,17 | <b>dais</b><br>40:2  |
| <b>consideration</b><br>10:15 11:19             | <b>core</b><br>61:17   | <b>corner</b><br>21:16  | <b>damage</b><br>38:13 46:3,13 48:15<br>62:16 74:6 78:12 79:20         |
| <b>considered</b><br>22:9,10 44:7 57:13 62:7    | <b>cornices</b><br>77:22   | <b>crack</b><br>77:12   | <b>damages</b><br>49:13  |
| <b>consistent</b><br>99:13 100:13 101:22        | <b>correct</b><br>71:9   | <b>cracking</b><br>20:11 49:15 74:9 79:19   |  |

|  |                                      |   |  |
|--|--------------------------------------|---|--|
| <b>damaging</b><br>49:22 51:12                         | 63:7                                 | 6:3,5,12 11:8 13:2<br>53:12   | <b>determination</b><br>47:6                         |
| <b>Dan</b><br>53:8                                     | <b>decrease</b><br>98:11             | <b>departments</b><br>18:11 57:16   | <b>determines</b><br>70:12                           |
| <b>dangerous</b><br>79:22                              | <b>dedication</b><br>9:7             | <b>depends</b><br>45:20   | <b>develop</b><br>93:17                              |
| <b>Danilo</b><br>60:6 63:16 67:11                      | <b>deep</b><br>56:12                 | <b>derided</b><br>57:7  | <b>developed</b><br>61:20                            |
| <b>dark</b><br>57:2,8                                  | <b>deeply</b><br>49:10               | <b>describes</b><br>18:18   | <b>development</b><br>96:7                           |
| <b>data</b><br>26:13 27:9 32:13,18<br>35:6 39:13       | <b>Defense</b><br>13:5 53:12         | <b>describing</b><br>62:20 86:22  | <b>deviate</b><br>49:7 70:5                          |
| <b>dates</b><br>31:18                                  | <b>deferring</b><br>87:12            | <b>deserve</b><br>69:6  | <b>Diane</b><br>79:4,7                               |
| <b>datum</b><br>36:21                                  | <b>deficiency</b><br>61:17           | <b>design</b><br>7:4,21 8:20 30:2,4,17<br>48:7 50:14 54:2 57:12<br>69:4 70:10 73:20 76:7,<br>10 97:8,14 98:1,11<br>105:22 | <b>Dianne</b><br>5:7                                 |
| <b>daughter</b><br>83:20                               | <b>define</b><br>54:5 87:15          | <b>design-focused</b><br>25:5   | <b>differences</b><br>83:22                          |
| <b>David</b><br>64:5,9,10,12,13 75:15<br>76:3          | <b>defined</b><br>43:20 70:7         | <b>designated</b><br>58:5 68:20 70:2  | <b>differentiate</b><br>37:9                         |
| <b>day</b><br>29:18 49:18 57:6 80:14<br>109:22         | <b>defining</b><br>60:21 69:17 75:1  | <b>designation</b><br>73:9,15   | <b>difficult</b><br>58:15 59:10 74:17<br>77:14 99:21 |
| <b>days</b><br>5:15                                    | <b>degradation</b><br>49:16          | <b>designed</b><br>18:6,10 50:3,12 59:1<br>61:10 81:3 102:22<br>105:13  | <b>dignity</b><br>52:11                              |
| <b>DC</b><br>11:10 12:5,19 16:14<br>42:16 43:5,22 56:9 | <b>degrades</b><br>74:18             | <b>designers</b><br>66:3  | <b>diligence</b><br>93:7                             |
| <b>dealing</b><br>7:19                                 | <b>delegate</b><br>44:5              | <b>desire</b><br>36:19 57:16  | <b>diminish</b><br>51:2                              |
| <b>Death</b><br>66:18                                  | <b>deleterious</b><br>78:11          | <b>destroy</b><br>58:2  | <b>direct</b><br>62:10 69:3 100:10                   |
| <b>debated</b><br>48:16                                | <b>deliberate</b><br>57:10           | <b>destructive</b><br>47:3 55:14  | <b>direction</b><br>29:6                             |
| <b>decades</b><br>57:2 80:20 105:8                     | <b>deliberations</b><br>85:11 104:18 | <b>detail</b><br>28:9 37:8  | <b>directly</b><br>19:18 20:1 54:16 83:19            |
| <b>decades-long</b><br>54:17                           | <b>deliveries</b><br>96:17           | <b>detailing</b><br>73:18   | <b>Director</b><br>5:7,8 6:5,10 8:7 9:17<br>24:11    |
| <b>decide</b><br>41:12                                 | <b>demolition</b><br>69:21           | <b>details</b><br>27:17 28:16 30:4 40:21  | <b>Director's</b><br>33:11 82:4                      |
| <b>decision</b><br>44:10                               | <b>density</b><br>105:10             | <b>deterioration</b><br>46:5 75:2   | <b>Directorate</b><br>6:6                            |
| <b>decline</b>   | <b>dentist</b><br>93:2               |   | <b>disapprovals</b><br>103:19                        |

|  |  |  |   |
|--|--|--|---|
| <b>discover</b><br>66:19   | <b>documentation</b><br>61:16 82:19                    | <b>early</b><br>81:21 82:22  | <b>eighth</b><br>46:22  |
| <b>discuss</b><br>110:4  | <b>Dod-wide</b><br>53:12                               | <b>east</b><br>19:19,22 46:16 105:1  | <b>Eisenhower</b><br>16:3,12,22 17:9,20<br>19:5,7 20:15 21:13,18<br>22:5 23:1 52:17,18 56:7<br>58:22 64:9,20 65:1,2,5,<br>19 79:10 85:2 |
| <b>discussing</b><br>102:22  | <b>dollar</b><br>55:7                                  | <b>echo</b><br>89:7  | <b>Eisenhower's</b><br>65:3,12  |
| <b>discussion</b><br>6:19 14:1 85:10 104:17  | <b>door</b><br>38:6                                    | <b>economic</b><br>53:15   | <b>electrical</b><br>19:9   |
| <b>disfigure</b><br>78:7   | <b>Doric</b><br>18:15                                  | <b>ecoregion</b><br>103:2  | <b>element</b><br>73:4  |
| <b>dismissed</b><br>54:12  | <b>dormers</b><br>18:15                                | <b>edge</b><br>97:17   | <b>elements</b><br>32:9 80:16 98:7 100:14   |
| <b>display</b><br>7:14 9:21  | <b>Dorothy</b><br>42:11 53:2                           | <b>EDR</b><br>82:6 87:22 89:15   | <b>eliminate</b><br>30:11   |
| <b>disregards</b><br>78:16   | <b>Doug</b><br>90:7                                    | <b>EDRS</b><br>81:13   | <b>Elizabeth</b><br>9:4   |
| <b>disrepair</b><br>30:15  | <b>dowdy</b><br>57:2                                   | <b>Education</b><br>99:17  | <b>Ellipse</b><br>17:4  |
| <b>disrespects</b><br>78:14  | <b>dramatically</b><br>49:18                           | <b>EEOB</b><br>16:22 18:21 23:7 26:20<br>29:16 31:14 34:17,18<br>36:4,5 43:17,21 44:1<br>47:2 48:14 50:9,11,16,<br>22 53:20 54:2,13,16<br>55:5,14 56:16 57:9<br>58:13 68:11,15 69:2,14<br>70:1 71:4 72:15 73:2,4,<br>11 74:19 76:17,19 77:3,<br>5,20 78:5,7 80:5 81:18<br>83:2 84:4,12 | <b>embodying</b><br>17:17   |
| <b>disrupt</b><br>51:2   | <b>drastic</b><br>71:7                                 | <b>EEOB's</b><br>73:13,21 78:18 90:5   | <b>Emergency</b><br>10:9,11   |
| <b>dissent</b><br>62:13  | <b>drastically</b><br>70:5                             | <b>effect</b><br>58:1 98:21  | <b>emerita</b><br>56:9  |
| <b>distinction</b><br>65:6   | <b>draw</b><br>58:10                                   | <b>effective</b><br>51:22  | <b>emphasize</b><br>69:1  |
| <b>distinctive</b><br>18:13  | <b>Duberry</b><br>101:17,18 102:3,10,11<br>103:9,17,20 | <b>effectively</b><br>46:15  | <b>empire</b><br>18:6 57:11 59:3 68:18  |
| <b>district</b><br>11:3,6,14 12:21 17:12,<br>15 22:7 41:14 73:5<br>82:13,19 83:5,7             | <b>dubious</b><br>103:20                               | <b>effects</b><br>73:1   | <b>Empire-style</b><br>91:17  |
| <b>District's</b><br>9:10  | <b>Duly</b><br>12:11                                   | <b>efficiency</b><br>57:17   | <b>employer</b><br>68:5   |
| <b>Division</b><br>5:8   | <b>durability</b><br>51:14 62:15                       | <b>effort</b><br>8:22 9:8 54:17  | <b>encompasses</b><br>17:12   |
| <b>Dixon</b><br>15:2,3,16 40:1 86:6<br>92:14,16,18,19 94:21,<br>22 95:1 106:22 107:1<br>109:11 | <b>duration</b><br>31:5                                | <b>efforts</b><br>32:8 52:2  | <b>encountered</b><br>83:22   |
| <b>Dixon's</b><br>93:2   | <b>Dwight</b><br>19:4 64:9,12,13 65:5                  |  | <b>encourage</b><br>80:10,22  |
| <b>document</b><br>103:1   | <hr/> <b>E</b> <hr/>                                   |  | <b>encouraging</b><br>35:7  |
|  | <b>earlier</b><br>62:9 87:17 105:22<br>106:8           |  | <b>end</b>  |

|                                     |  |   |  |
|-------------------------------------|--|---|--|
| 41:15 66:21 67:9 69:16<br>70:20     | <b>entry</b><br>98:9   | 38:9 87:16  | <b>experience</b><br>43:1 45:15 59:11 62:11<br>81:11 83:12   |
| <b>endanger</b><br>70:14            | <b>environment</b><br>46:10 68:10 108:5  | <b>everyone's</b><br>28:15  | <b>experienced</b><br>49:10 51:6   |
| <b>endorse</b><br>44:17 82:3        | <b>environmental</b><br>43:19 86:22  | <b>evidence</b><br>69:3   | <b>expert</b><br>45:3 90:15  |
| <b>endured</b><br>52:14             | <b>environments</b><br>46:21   | <b>evokes</b><br>57:14  | <b>expertise</b><br>40:13 41:20 90:2   |
| <b>enduring</b><br>68:13            | <b>equally</b><br>49:20  | <b>exact</b><br>45:6  | <b>experts</b><br>45:5,14 47:4 50:6  |
| <b>enforce</b><br>49:4              | <b>era</b><br>37:17 38:1,3 82:2 91:15  | <b>examples</b><br>22:20 52:9 80:17   | <b>expired</b><br>47:10 55:19  |
| <b>engage</b><br>34:18              | <b>Erb</b><br>24:13 26:1,6,7 27:16,19<br>29:14 31:17 33:14,19<br>34:7,13,16 36:7,13,18<br>38:4,15 39:12 40:19<br>41:19 | <b>excellently</b><br>89:15   | <b>explain</b><br>56:13  |
| <b>engaged</b><br>11:16 42:13       | <b>Erb's</b><br>90:14  | <b>excited</b><br>35:6  | <b>explanation</b><br>80:4   |
| <b>engagement</b><br>7:3 107:20     | <b>erected</b><br>105:6  | <b>excuse</b><br>16:10  | <b>exposed</b><br>76:19  |
| <b>engineering</b><br>30:3          | <b>essential</b><br>50:22 88:1   | <b>excuses</b><br>103:20  | <b>express</b><br>56:6   |
| <b>engineers</b><br>66:2            | <b>essentially</b><br>25:7   | <b>executive</b><br>5:7 8:7 9:3,16 11:15<br>16:3,8,12,22 17:10,20<br>18:1 19:3,5,7 20:2,15<br>21:13,18 22:5 23:1<br>33:11 53:16 56:8 58:22<br>61:4 64:19 65:19 79:11<br>82:3 85:2 | <b>expressed</b><br>92:22  |
| <b>enhance</b><br>49:18 72:18 77:4  | <b>establish</b><br>11:4,8 71:5  | <b>existing</b><br>96:20,22   | <b>extend</b><br>10:11   |
| <b>enhances</b><br>105:15           | <b>established</b><br>11:13,17   | <b>exists</b><br>59:14 62:5   | <b>extension</b><br>10:10 76:18  |
| <b>enhancing</b><br>90:5,11         | <b>estimate</b><br>26:22 27:12   | <b>exorbitantly</b><br>78:1   | <b>extent</b><br>28:9  |
| <b>enjoy</b><br>6:22                | <b>Europe</b><br>45:12   | <b>expand</b><br>77:11  | <b>exterior</b><br>16:3,11 19:12 20:12,14,<br>21,22 21:1,2,7 22:12,13<br>31:13 54:16 58:7,9<br>68:17 72:14 73:1 74:7,<br>10,20 75:4 76:6 80:5<br>81:19,22 85:2 90:6,11 |
| <b>enormous</b><br>58:10 78:2 79:11 | <b>evaluate</b><br>22:1 23:9   | <b>expansion</b><br>99:18   | <b>extra</b><br>29:7   |
| <b>ensemble</b><br>82:13 83:4       | <b>evaluated</b><br>61:1   | <b>expectations</b><br>26:19 27:8,9 62:3  | <b>extraordinary</b><br>72:18  |
| <b>ensure</b><br>29:1,8 98:7        | <b>evaluation</b><br>82:7  | <b>expecting</b><br>7:22  | <b>extrapolate</b><br>39:14  |
| <b>ensuring</b><br>27:7             | <b>evening</b><br>80:16  | <b>expense</b><br>78:6  | <b>exuberant</b><br>82:1   |
| <b>entail</b><br>22:19              | <b>events</b><br>18:22   | <b>expensive</b><br>74:14 78:1 79:12  |  |
| <b>entire</b><br>64:22              | <b>eventually</b>  |   |  |
| <b>entrance</b><br>96:20            |  |   |  |

| <b>F</b>   |   |                               |  |
|--|---|-------------------------------|--|
| <b>fabric</b><br>77:1  | <b>features</b><br>18:14 46:20 54:5 62:4<br>73:22 74:2 75:1 98:10   | 52:5 74:15                    | 58:12 68:10 82:11                                  |
| <b>facade</b><br>16:12 50:21 54:1 69:9<br>97:8,19  | <b>February</b><br>96:6   | <b>financial</b><br>24:4      | <b>focused</b><br>11:9                             |
| <b>facades</b><br>21:22  | <b>federal</b><br>12:18 18:12 43:8,22<br>44:6,7,9 48:11,20 49:7<br>55:6,9 70:7,16 73:13<br>80:1 81:14 100:4,13<br>103:1 | <b>find</b><br>34:19          | <b>folks</b><br>89:11 91:2 95:15                   |
| <b>facilities</b><br>6:6 102:15 103:13   | <b>feed</b><br>102:5  | <b>finding</b><br>98:20       | <b>follow</b><br>43:7 48:21                        |
| <b>facility</b><br>13:5 17:6 40:6 95:17<br>96:3,9,12,16 97:5,19,21<br>98:5,12,14,17 99:9<br>104:10 | <b>feedback</b><br>7:10,18 105:22   | <b>finds</b><br>99:11         | <b>follow-up</b><br>28:12                          |
| <b>facing</b><br>30:19   | <b>feel</b><br>64:5   | <b>Fine</b><br>48:8 98:22     | <b>force</b><br>11:17                              |
| <b>fact</b><br>46:2 56:15 64:11 70:1   | <b>feels</b><br>25:5  | <b>finest</b><br>52:8         | <b>forefront</b><br>86:2                           |
| <b>factor</b><br>41:11   | <b>Feliciano</b><br>60:6 63:16,20 64:1<br>67:11,14 75:12  | <b>finish</b><br>34:3         | <b>foreign</b><br>63:22                            |
| <b>fails</b><br>69:8 71:5  | <b>fellow</b><br>28:12 76:3 89:13   | <b>finished</b><br>31:19      | <b>forever</b><br>58:16                            |
| <b>failure</b><br>43:7   | <b>felt</b><br>87:18  | <b>firm</b><br>43:3 48:3      | <b>form</b><br>45:7                                |
| <b>fall</b><br>7:22 67:1   | <b>fence</b><br>40:5 98:15 100:7  | <b>fiscal</b><br>12:22        | <b>forward</b><br>47:12 89:14 90:16<br>93:16 108:8 |
| <b>fascinating</b><br>6:14   | <b>fences</b><br>97:6   | <b>Fisher</b><br>24:10 35:10  | <b>found</b><br>101:21                             |
| <b>fashion</b><br>56:21 59:21  | <b>fencing</b><br>96:21   | <b>fits</b><br>65:3           | <b>Foundation's</b><br>10:12                       |
| <b>father</b><br>64:13   | <b>ferrous</b><br>77:11   | <b>fitting</b><br>64:5        | <b>founded</b><br>68:8                             |
| <b>FBI</b><br>55:11  | <b>field</b><br>83:12   | <b>fittingly</b><br>104:18    | <b>founding</b><br>48:2                            |
| <b>fearless</b><br>10:3  | <b>figure</b><br>66:8   | <b>fix</b><br>67:5            | <b>Fourth</b><br>12:17                             |
| <b>feasibility</b><br>24:5   | <b>filthy</b><br>31:14  | <b>flaking</b><br>49:15 79:18 | <b>frame</b><br>50:17                              |
| <b>feasible</b><br>71:4  | <b>final</b><br>13:1,3 16:20 87:10 88:9<br>95:14 96:1 97:14<br>100:16 104:8 107:22                                      | <b>Flatiron</b><br>80:18      | <b>French</b><br>18:6 59:2 68:18 91:17             |
| <b>feature</b><br>69:17  | <b>finally</b><br>11:2 21:17 23:5 46:22   | <b>flawed</b><br>71:7         | <b>frequent</b><br>7:11                            |
|  |   | <b>flexibility</b><br>99:14   | <b>frequently</b><br>58:18 77:19 103:12            |
|  |   | <b>floor</b><br>13:20 37:1    | <b>front</b><br>17:16                              |
|  |   | <b>focal</b><br>50:19 51:3    | <b>frontage</b><br>58:12                           |
|  |   | <b>focus</b>                  |  |

|   |   |  |   |
|---|---|--|---|
| <b>fruition</b><br>108:9  | <b>give</b><br>66:16 88:17 103:20   | <b>Green</b><br>60:5,7,8,9,13,16 63:15<br>75:12  | <b>handful</b><br>7:8   |
| <b>fulfill</b><br>82:5  | <b>giving</b><br>6:14 92:4  | <b>Greg</b><br>42:10 43:3 53:20 54:7   | <b>handle</b><br>30:10  |
| <b>fulfilling</b><br>48:21  | <b>goal</b><br>29:15,19 34:10 51:8<br>90:10   | <b>gridded</b><br>97:11 98:3   | <b>happy</b><br>9:13 11:20 34:9   |
| <b>full</b><br>15:19 36:17,19 37:7,12   | <b>Golden</b><br>46:16  | <b>ground</b><br>21:6,17 37:1  | <b>hard</b><br>31:21 88:7   |
| <b>fully</b><br>22:1 49:19  | <b>good</b><br>4:4 8:9 9:22 15:17 16:7<br>38:13 42:20 47:21 65:5<br>67:20 72:8 75:20 81:9<br>95:21 104:7 108:3  | <b>grounds</b><br>16:21 41:8 43:21   | <b>harm</b><br>44:10 51:9 71:1,16<br>78:11  |
| <b>Fund</b><br>55:6   | <b>government</b><br>48:20 57:15 70:8 79:15   | <b>group</b><br>8:18 9:6 75:14   | <b>head</b><br>24:21 38:6   |
| <b>fundamental</b><br>51:4 54:8   | <b>granddaughter</b><br>52:18   | <b>groups</b><br>42:6  | <b>headquarters</b><br>6:7 9:21 55:12 95:22   |
| <b>fundamentally</b><br>50:10   | <b>grandest</b><br>18:19  | <b>GSA</b><br>12:16 19:6,11 25:15,19<br>29:3 40:9,11,12,18<br>41:18 44:4 53:7,8 61:5<br>81:15 83:18 87:5 | <b>hear</b><br>7:22 9:22 13:18 42:5<br>56:18 59:19 75:16,18,<br>19 85:16 92:13,18 93:4<br>101:7,8 |
| <b>future</b><br>16:19 17:6 22:14 23:10<br>28:10 34:9 68:14 74:14<br>88:1 90:17 99:15 100:2 | <b>grandeur</b><br>83:2   | <b>GSA's</b><br>54:14  | <b>heard</b><br>15:18 24:19 58:14 62:9<br>81:20 83:12 101:16                                      |
| <hr/> <b>G</b> <hr/>  | <b>granite</b><br>18:14 22:18,21 23:6<br>25:9,11 28:18 31:16<br>36:22 37:1,2,3 45:7,17,<br>21,22 48:16,19 49:11<br>50:4,7,13 54:1,4,9<br>55:16 57:9,14,17,20<br>58:7,8,15 59:3,9,10,12<br>60:21 61:3 62:14 63:1<br>68:17 69:9,16 71:11<br>73:17 76:6,9,12,19 77:6<br>80:8 81:22 | <b>guess</b><br>31:3 40:10 41:3 59:11<br>60:1 95:15  | <b>hearing</b><br>12:13 13:8,16 14:2 42:2<br>60:3 75:13 93:21 101:3<br>104:5 108:10 110:1         |
| <b>Gallery</b><br>17:13   | <b>granite's</b><br>51:11   | <b>guessing</b><br>41:16   | <b>heart</b><br>65:10   |
| <b>gamesmanship</b><br>44:18  | <b>Grant</b><br>18:8  | <b>guidance</b><br>83:14   | <b>heavy</b><br>65:10   |
| <b>gate</b><br>46:16 95:16  | <b>granted</b><br>20:21 91:15   | <b>guide</b><br>8:14,18 99:14 101:14<br>102:1,22 103:4,15,18,<br>19                                      | <b>helpful</b><br>7:18 12:4 35:21 36:1<br>37:20 90:4 91:16  |
| <b>gates</b><br>97:6  | <b>gratitude</b><br>52:3  | <b>guide's</b><br>103:21   | <b>Henderson</b><br>5:2,3 15:6,7 88:20,21<br>95:5,6 107:7,8 109:14,<br>15                         |
| <b>General</b><br>9:10 44:3 65:1  | <b>gray</b><br>46:8 50:13,17,20 54:1<br>57:19,21 59:3 60:21   | <b>guideline</b><br>78:17  | <b>Henry</b><br>59:19   |
| <b>generally</b><br>85:16 99:13 100:12  | <b>great</b><br>6:17,21 15:20 39:15<br>65:4   | <b>guides</b><br>102:6,20  | <b>heritage</b><br>43:4 47:18 48:3 49:1<br>68:3 71:15 91:5  |
| <b>generation</b><br>52:15  |   | <hr/> <b>H</b> <hr/>   | <b>Hermetically</b><br>77:8   |
| <b>generations</b><br>52:7  |   | <b>habitat</b><br>104:22   | <b>Hershel</b><br>10:16   |
| <b>genius</b><br>54:2   |   | <b>Hall</b><br>7:15  |   |
| <b>German</b><br>64:22  |   |  |   |
| <b>get all</b><br>26:13   |   |  |   |

|   |  |                                    |  |
|---|--|------------------------------------|--|
| <b>hides</b><br>46:8  | <b>Hoagland</b><br>42:12 56:1,2,5,6 59:6,<br>15 60:2,3   | <b>House's</b><br>17:1 24:12 50:21 | <b>impinges</b><br>78:19   |
| <b>high</b><br>77:22 105:10,16  | <b>hold</b><br>42:6  | <b>houses</b><br>18:1              | <b>implement</b><br>84:11  |
| <b>high-level</b><br>105:4  | <b>Homeland</b><br>13:2  | <b>HPO</b><br>87:5                 | <b>implementing</b><br>44:4  |
| <b>higher</b><br>55:4   | <b>honor</b><br>6:20 10:17,19 68:21  | <b>hue</b><br>57:20                | <b>implications</b><br>24:4 41:9   |
| <b>highest</b><br>68:21 73:8  | <b>Honorable</b><br>66:1   | <b>huge</b><br>40:15               | <b>importance</b><br>83:5  |
| <b>highlight</b><br>50:17 73:3 80:15  | <b>hope</b><br>88:13,16 93:1   | <b>hussop</b><br>64:2              | <b>important</b><br>8:5 25:7 45:9 48:13<br>49:20 50:10 51:5 56:19<br>68:11 69:10 73:11<br>82:14 83:3 86:16 87:7<br>96:13 |
| <b>highlighted</b><br>71:2 100:17   | <b>hopeful</b><br>32:6 84:5  | <hr/> <b>I</b> <hr/>               | <b>importantly</b><br>70:12 73:6   |
| <b>highlights</b><br>7:3  | <b>horizontal</b><br>30:10   | <b>icon</b><br>55:17               | <b>impossible</b><br>78:9  |
| <b>hinder</b><br>77:13  | <b>horse</b><br>87:19  | <b>idea</b><br>39:16 43:11         | <b>impressive</b><br>9:18 90:2   |
| <b>hire</b><br>30:3   | <b>host</b><br>58:13   | <b>ideas</b><br>51:21 69:5         | <b>improper</b><br>83:8  |
| <b>historian</b><br>60:17   | <b>hosted</b><br>7:7   | <b>identified</b><br>86:16         | <b>improperly</b><br>76:15 78:19   |
| <b>historians</b><br>67:17 68:4,7,9 69:3  | <b>hosting</b><br>7:14   | <b>Illinois</b><br>79:8            | <b>improve</b><br>33:21 62:14 96:16<br>100:4   |
| <b>historic</b><br>17:8,9,11,14 18:22 22:7<br>23:17 24:3 43:18 44:11,<br>19 48:18,19 49:2,5,6,21<br>54:8,21 56:10,12 58:5<br>61:2,14,21 63:4 65:15<br>67:4 68:20 69:14 70:5,<br>9,10,14,17 71:1 72:5,12<br>73:2,5,7,9 74:1,11,18,<br>21 75:6 76:8,14 79:2<br>82:12,20,22 83:4,5,10<br>91:1 97:22 98:17,21 | <b>hot</b><br>6:19   | <b>illustrates</b><br>82:15        | <b>improved</b><br>51:19 98:2,7 107:22   |
| <b>historical</b><br>37:18 72:18 87:5<br>105:14   | <b>HOTTEL-COX</b><br>4:8,11,13,15,17,20,22<br>5:2,4,6 10:7 14:5,9,11,<br>13,15,18,20,22 15:2,4,<br>6,8,10 26:4 86:8 92:12<br>94:2,6,8,10,12,15,17,<br>19,21 95:3,5,7,9<br>108:14,18,20,22 109:2,<br>5,7,9,11,14,16,18  | <b>images</b><br>28:8 78:22        | <b>improvements</b><br>8:21 12:22 51:15 84:12<br>97:8  |
| <b>historically</b><br>47:2 70:19   | <b>house</b><br>10:9,13,20 11:1,2,18<br>16:15,21 17:2,6,17<br>18:3,10 20:4,18 21:14,<br>19 34:1 38:6 40:4,9,15,<br>17 41:6,8,12,17 43:21<br>44:7,11,20 45:10,22<br>50:7,17,18 51:2 53:15,<br>18 58:11 62:11,21<br>64:10 65:17 68:16<br>76:16,22 77:3,4 78:20<br>80:2 82:10 | <b>imagine</b><br>40:14 67:6       | <b>improving</b><br>19:9   |
| <b>history</b><br>6:15 17:17 56:10,11<br>61:22 64:15 68:10<br>69:17 83:7 85:19  |  | <b>immediately</b><br>105:6        | <b>inability</b><br>92:1   |
| <b>HNC's</b><br>101:16  |  | <b>immense</b><br>77:20            | <b>inappropriate</b><br>47:2   |
|   |  | <b>immigration</b><br>11:6         | <b>inaugural</b><br>90:1   |
|   |  | <b>immortal</b><br>66:20           | <b>incidental</b><br>50:14   |
|   |  | <b>impact</b><br>87:10 98:11       | <b>include</b><br>27:14 29:11 34:9 100:6   |
|   |  | <b>impacts</b><br>22:5 24:2        |  |
|   |  | <b>impermeable</b><br>74:7         |  |

|  |  |  |  |
|--|--|--|--|
| 102:13   | <b>Ingrassia</b><br>4:22 5:1 14:22 15:1<br>28:2,4,5 85:7,9,12,13<br>94:4,19,20 106:18,19<br>109:9,10 | <b>intentionally</b><br>77:2                                 | <b>ironic</b><br>55:14 83:4  |
| <b>included</b><br>19:11 28:8 31:7 34:2<br>97:11 102:16                                      | <b>initial</b><br>27:11 35:6 101:15  | <b>interagency</b><br>8:18 9:6                               | <b>irreparable</b><br>71:16 72:22 78:11                                      |
| <b>includes</b><br>17:3 20:7,19 82:10,19<br>96:12 97:2 99:12                                 | <b>initiating</b><br>33:12   | <b>interest</b><br>23:20                                     | <b>irreversible</b><br>48:15 71:8 74:16                                      |
| <b>including</b><br>7:6 11:10 18:2,14 21:2<br>45:10,18 60:2 62:11<br>91:2 97:6 104:1         | <b>initiative</b><br>86:1  | <b>interested</b><br>33:10 92:2,8 95:15                      | <b>isolation</b><br>39:7   |
| <b>incorporated</b><br>23:14 83:13   | <b>input</b><br>90:22  | <b>interesting</b><br>30:21 31:16 32:19<br>36:11 38:19 64:11 | <b>issue</b><br>48:17  |
| <b>increase</b><br>51:17   | <b>insects</b><br>102:6  | <b>interior</b><br>6:12 11:8 81:20 82:2<br>90:7              | <b>issued</b><br>103:15  |
| <b>increased</b><br>97:13 98:9   | <b>inside</b><br>40:16   | <b>Interior's</b><br>48:17 55:1 61:18 63:2,<br>12 78:15      | <b>issues</b><br>71:10   |
| <b>incredible</b><br>6:20  | <b>insight</b><br>6:17 92:4  | <b>interrupt</b><br>88:4                                     | <b>item</b><br>5:21 8:6 10:5,16 12:14<br>13:1 14:1 16:1 84:19<br>95:13 101:4 |
| <b>incremental</b><br>39:5   | <b>inspection</b><br>95:17 96:3,8 97:3,19<br>98:4,12,14,17 104:10                                    | <b>interventions</b><br>51:16                                | <b>items</b><br>10:8 12:15 13:7 15:22  |
| <b>independent</b><br>62:1 63:9 76:21  | <b>installation</b><br>102:8   | <b>intricate</b><br>46:13                                    | <b>iteration</b><br>7:21 97:10 98:2  |
| <b>indirectly</b><br>83:19   | <b>installing</b><br>22:12   | <b>intricately</b><br>77:21                                  | <b>J</b>   |
| <b>individuals</b><br>24:18  | <b>Institute</b><br>76:4   | <b>intrinsic</b><br>54:1                                     | <b>Jain</b><br>60:6 67:15,17,20,22<br>71:20 75:12                            |
| <b>inevitable</b><br>79:18   | <b>institutions</b><br>80:6  | <b>introduce</b><br>26:5 58:13                               | <b>James</b><br>13:4 92:16   |
| <b>inevitably</b><br>74:18   | <b>instructive</b><br>93:10  | <b>introducing</b><br>58:19                                  | <b>Janice</b><br>101:16  |
| <b>infiltrate</b><br>30:12   | <b>insulating</b><br>44:21   | <b>invasive</b><br>102:5                                     | <b>January</b><br>10:20  |
| <b>infiltration</b><br>30:6,18 38:22 79:18   | <b>integral</b><br>73:21 76:9  | <b>inventory</b><br>29:5                                     | <b>jarring</b><br>40:3   |
| <b>influence</b><br>43:12  | <b>integrity</b><br>19:8 24:3 28:19 43:2<br>48:12 70:6,7,12,22 76:7<br>78:19 81:2                    | <b>investment</b><br>31:6                                    | <b>Jessica</b><br>6:8  |
| <b>inform</b><br>16:18 56:14   | <b>intended</b><br>37:16 38:7 76:17  | <b>involve</b><br>71:12                                      | <b>jewel</b><br>54:14  |
| <b>information</b><br>16:18 22:1,15 23:8<br>25:20 29:12 38:19 41:1<br>42:15 72:20 87:22 92:8 | <b>intent</b><br>70:5  | <b>involved</b><br>9:12 10:2 41:17                           | <b>jewels</b><br>29:4  |
| <b>informative</b><br>89:4 93:15   | <b>intentional</b><br>50:22  | <b>involves</b><br>28:20                                     | <b>joined</b><br>9:18 15:14 93:14  |
|  |  | <b>iron</b><br>36:8 73:18                                    | <b>joining</b><br>55:22 60:7 75:15   |

|  |  |  |  |
|--|--|--|--|
| <b>joins</b><br>6:3  | <b>landmark's</b><br>62:4 71:8 73:19 74:21                       | <b>lead</b><br>70:6 74:9 86:1          | <b>letting</b><br>91:6   |
| <b>joints</b><br>77:6  | <b>landmarks</b><br>70:14 74:3                                   | <b>leader</b><br>54:21                 | <b>level</b><br>17:22 28:8 105:16  |
| <b>Josh</b><br>24:10 35:10   | <b>landscape</b><br>8:16 51:3 98:10 100:8<br>101:20 102:4 103:17 | <b>leadership</b><br>10:3              | <b>Levenbach</b><br>4:18,19 12:2,3,11<br>14:16,17 35:18 36:11,<br>14 37:14 38:16 39:17<br>85:4,6 91:8,9 92:10<br>94:3,13,14 104:11,13<br>106:12,13 108:15<br>109:3,4 |
| <b>judged</b><br>57:5  | <b>landscapers</b><br>66:3                                       | <b>leading</b><br>40:11 45:4 50:6 68:8 | <b>Liberty</b><br>67:6   |
| <b>judgment</b><br>62:7  | <b>landscapes</b><br>102:22                                      | <b>leads</b><br>41:4,9                 | <b>licensed</b><br>61:7 63:10 68:1   |
| <b>judicial</b><br>44:21 86:20   | <b>landscaping</b><br>51:19                                      | <b>League</b><br>42:16 43:5            | <b>lie</b><br>80:12  |
| <b>June</b><br>110:3   | <b>lane</b><br>96:15   | <b>learn</b><br>22:8                   | <b>life</b><br>7:11  |
| <b>Junior</b><br>64:14   | <b>Language</b><br>63:22   | <b>learning</b><br>90:16               | <b>lifespan</b><br>27:1  |
| <b>jurisdictional</b><br>44:17 87:14   | <b>large</b><br>17:21  | <b>lease</b><br>53:9                   | <b>light</b><br>51:17 57:19 59:4   |
| <hr/> <b>K</b> <hr/>   | <b>larger</b><br>47:3 51:1                                       | <b>leave</b><br>52:2                   | <b>lighten</b><br>51:18  |
| <b>K-9</b><br>105:10   | <b>lasting</b><br>31:4 67:5                                      | <b>leaves</b><br>66:15                 | <b>lighting</b><br>22:13 32:22 33:2,18,19<br>34:5 49:17 51:15 80:12,<br>15   |
| <b>keeping</b><br>25:9,10  | <b>lastly</b><br>35:8 55:3                                       | <b>leaving</b><br>55:7 81:15           | <b>lime</b><br>66:6  |
| <b>kind</b><br>26:21 28:14 30:13,14<br>31:21 32:4 33:7,8 37:9<br>38:2,7 40:3 41:10,15,19<br>61:19 87:18 91:20          | <b>laughable</b><br>54:12  | <b>led</b><br>8:17 45:8 54:11          | <b>limestone</b><br>50:3   |
| <b>knew</b><br>59:16   | <b>laughs</b><br>56:18   | <b>Lee</b><br>57:18                    | <b>limit</b><br>41:16  |
| <hr/> <b>L</b> <hr/>   | <b>Laura</b><br>95:18,19 100:22 101:2<br>104:20                  | <b>left</b><br>21:12                   | <b>limitations</b><br>20:4   |
| <b>lacking</b><br>62:20  | <b>law</b><br>43:3,8 44:16                                       | <b>legacy</b><br>67:5                  | <b>limited</b><br>86:21  |
| <b>lacks</b><br>50:4   | <b>laws</b><br>44:2  | <b>legal</b><br>43:4 44:16 45:1 80:2   | <b>limiting</b><br>41:11   |
| <b>Lafayette</b><br>17:3,11,12 22:6 73:5<br>82:12  | <b>lawsuit</b><br>43:6 48:4                                      | <b>legally</b><br>44:5                 | <b>link</b><br>96:21   |
| <b>landmark</b><br>17:8,11 22:7 58:5 61:14<br>68:21 69:11,14 70:2,15<br>73:7,15 74:6 76:8,9,14<br>79:2 82:12 83:8 87:5 | <b>lawyer</b><br>53:6  | <b>legislative</b><br>10:5,8 11:20     | <b>listed</b><br>17:7,8 18:22 22:3 70:13   |
|  | <b>layer</b><br>74:7   | <b>lended</b><br>37:11                 |  |
|  | <b>layers</b><br>74:3  | <b>lengthy</b><br>8:4                  |  |
|  |  | <b>letter</b><br>83:17                 |  |

|  |   |   |  |
|--|---|---|--|
| 100:17   | <b>low</b><br>51:19   | <b>managed</b><br>54:15   | <b>materials</b><br>26:12 61:8 70:10 73:20<br>82:17  |
| <b>listing</b><br>69:14 76:13  | <b>luster</b><br>80:9   | <b>Management</b><br>12:20 18:4   | <b>matter</b><br>24:19 42:3 43:14 45:2<br>48:5 87:16 101:5 110:6                               |
| <b>lists</b><br>69:15  | <hr/> <b>M</b> <hr/>  | <b>Manager</b><br>24:14   | <b>matters</b><br>11:6 88:5  |
| <b>lit</b><br>80:19  | <b>Madam</b><br>4:3,6 5:11 14:2 15:12<br>93:21 95:11 108:11<br>109:20                                   | <b>mandatory</b><br>43:17 45:1  | <b>Mayor</b><br>12:21  |
| <b>literally</b><br>64:9   | <b>made</b><br>14:6 42:8 54:8 56:15<br>64:3 72:21 91:14,22<br>94:3 97:7 105:21 106:9<br>108:14          | <b>mansard</b><br>18:15 57:22   | <b>Mcgowan</b><br>5:4,5 15:8,9 89:1,2,6<br>95:7,8 107:10,11<br>109:16,17                       |
| <b>litigation</b><br>41:5 42:13 43:5   | <b>magic</b><br>66:19 67:4 80:12  | <b>Manual</b><br>8:15   | <b>meaning</b><br>81:17  |
| <b>livestreamed</b><br>5:14  | <b>magnificent</b><br>54:19   | <b>manufacturers</b><br>45:12   | <b>meaningful</b><br>88:3,15   |
| <b>local</b><br>100:3  | <b>main</b><br>29:15 34:10  | <b>map</b><br>17:2  | <b>meaningfully</b><br>87:4  |
| <b>located</b><br>10:19 16:13 17:1 96:9  | <b>Maine</b><br>34:20 37:3  | <b>marble</b><br>69:20  | <b>means</b><br>58:2   |
| <b>location</b><br>10:17 68:16   | <b>maintain</b><br>32:17 38:22 39:7 78:6  | <b>Marcel</b><br>5:6 8:7 9:15 10:3  | <b>meant</b><br>49:11  |
| <b>logistical</b><br>44:8  | <b>maintaining</b><br>11:9 30:13,14 55:4  | <b>March</b><br>10:14,22 11:13,18   | <b>measures</b><br>20:8 22:9 28:17 29:1,7<br>97:5 100:6  |
| <b>long</b><br>29:9 31:4,5 56:12   | <b>maintenance</b><br>22:18 25:8,13,21 39:3,<br>14 46:14 55:8 58:19<br>62:21 77:18 84:11 87:9<br>92:3,5 | <b>Mark</b><br>59:18  | <b>mechanisms</b><br>105:5   |
| <b>long-term</b><br>22:18 48:12  | <b>major</b><br>55:8 76:13  | <b>Markey</b><br>82:20  | <b>Medal</b><br>10:17,18   |
| <b>longer</b><br>40:1 65:11  | <b>make</b><br>11:3 13:10 16:11 26:14<br>29:5 48:14 53:22 55:13<br>67:7 68:17 87:20 88:14               | <b>Marlon</b><br>79:5,6,7 81:4  | <b>Medical</b><br>10:10,11   |
| <b>longtime</b><br>56:8  | <b>makes</b><br>62:18 66:20,22 87:6   | <b>masks</b><br>77:16   | <b>meet</b><br>63:1 99:15 102:11,18  |
| <b>looked</b><br>33:1  | <b>makeup</b><br>79:13  | <b>mason</b><br>37:18   | <b>meeting</b><br>5:9,13,14 7:6 15:17<br>61:20 63:11 90:1 91:3<br>93:15 99:10 104:1<br>110:2,4 |
| <b>loss</b><br>70:6,21   | <b>making</b><br>11:14 54:10 85:20  | <b>masonry</b><br>20:8 45:5 46:13 49:21<br>50:20 51:14 62:8 70:19<br>71:1 74:8,17 91:18 | <b>meetings</b><br>7:6,7 8:4 90:17   |
| <b>lost</b><br>58:16 64:15   | <b>man</b><br>64:4 65:5   | <b>massive</b><br>9:19  | <b>meets</b><br>106:1  |
| <b>lot</b><br>12:8 23:20 24:17 30:5<br>31:15 38:18,19 83:13<br>85:21,22 91:2 95:15 |   | <b>master</b><br>12:17 96:11 100:2  | <b>Meghan</b><br>10:6 11:22  |
| <b>loud</b><br>101:8   |   | <b>match</b><br>20:18   |  |
| <b>love</b><br>29:16   |   | <b>material</b><br>32:9 51:13 77:6 97:19  |  |
| <b>lovely</b><br>80:8  |   |   |  |

|   |  |   |  |
|---|--|---|--|
| <b>member</b><br>53:14  | <b>Miriam</b><br>42:11 47:17 48:1 53:20            | <b>mother</b><br>64:12  | 90:22 99:18  |
| <b>members</b><br>16:8 24:8 60:14 72:9<br>81:10 84:17 93:12,20<br>100:18 104:5        | <b>missed</b><br>92:22                             | <b>motion</b><br>13:8,10,12,13,20 14:3,5<br>15:10,21 84:22 87:21<br>93:22 94:2 95:9 104:7,<br>14 108:12,14 109:18   | <b>native</b><br>101:18 102:5 103:3,6,8  |
| <b>memorial</b><br>10:10,12 96:10,19 97:1<br>98:13,14 99:9,16 100:1,<br>11            | <b>mission</b><br>10:4 72:17                       | <b>move</b><br>79:13 95:12  | <b>natural</b><br>50:12 51:11 77:6<br>104:22   |
| <b>merits</b><br>57:6   | <b>mistreated</b><br>83:8                          | <b>moved</b><br>85:4 104:11   | <b>naturally</b><br>41:4 83:3  |
| <b>message</b><br>101:17  | <b>mitigate</b><br>20:10                           | <b>movement</b><br>17:19 83:1   | <b>nature</b><br>105:14  |
| <b>met</b><br>27:8  | <b>mitigating</b><br>30:6                          | <b>movie</b><br>66:18   | <b>Navy</b><br>18:11 19:2  |
| <b>metal</b><br>97:20 98:3  | <b>mitigation</b><br>32:8                          | <b>moving</b><br>42:9 107:21  | <b>NCPC</b><br>6:4,11,18 8:17 11:15<br>22:3 49:7 71:15 81:15<br>87:2 97:9 99:13 103:13<br>107:21 |
| <b>metal-iron</b><br>77:11  | <b>mobile</b><br>96:18                             | <b>Mullett</b><br>18:10 54:2 57:11  | <b>NCPC's</b><br>5:15 9:4 11:7 49:10<br>101:14 102:1,6,20<br>103:18                              |
| <b>Mike</b><br>16:4 24:17,22 39:19  | <b>mockery</b><br>67:2                             | <b>multiple</b><br>17:13 69:18  | <b>nearby</b><br>17:14 20:17   |
| <b>military</b><br>53:13  | <b>mockup</b><br>23:6                              | <b>Museum</b><br>7:14   | <b>necessarily</b><br>25:20 39:8   |
| <b>milkweed</b><br>99:4 101:19  | <b>modern</b><br>49:17                             | <b>muted</b><br>80:8  | <b>necessitate</b><br>77:17  |
| <b>Miller</b><br>9:4  | <b>modernization</b><br>36:2,6,9                   | <hr/> <b>N</b> <hr/>  | <b>needed</b><br>22:1  |
| <b>million</b><br>26:21   | <b>moisture</b><br>46:4 49:14,15 74:8<br>77:5,9,13 | <b>named</b><br>19:1 61:8 64:4,8,13   | <b>needlessly</b><br>74:13   |
| <b>mind</b><br>91:13  | <b>moments</b><br>64:16                            | <b>Nancy</b><br>81:5,6  | <b>negates</b><br>77:8   |
| <b>mindful</b><br>108:4   | <b>monarch</b><br>6:15                             | <b>nation</b><br>7:9 68:19 71:12 82:15<br>83:1 84:10  | <b>negative</b><br>24:20   |
| <b>mineral</b><br>45:19,20 50:1 61:1<br>62:13   | <b>month</b><br>7:3 10:8 40:6 81:13                | <b>nation's</b><br>45:4 46:21 48:13,22<br>73:8 83:6 84:7,9  | <b>negotiated</b><br>53:9  |
| <b>minimizes</b><br>97:14   | <b>month's</b><br>12:15                            | <b>national</b><br>4:5 6:10 7:13 9:9 10:9,<br>11,17,18 17:7,8,11<br>18:4,17 22:7 23:17<br>41:14 43:18,19 49:1,4<br>52:12 54:21 58:4,21<br>61:13 63:4 68:20 69:14<br>70:2,13 72:4,11,15,21<br>73:7 75:6 76:7,14 78:16<br>79:1 81:16 82:12 87:5 | <b>neighborhood</b><br>17:16 65:9  |
| <b>minor</b><br>51:4  | <b>months</b><br>40:7 78:3 93:17                   |   | <b>NEOB</b><br>82:20   |
| <b>minutes</b><br>42:17 47:19 53:3 56:2<br>60:11 63:18 67:17 72:5<br>75:22 81:7 101:9 | <b>Monument</b><br>10:17,19                        |   | <b>neoclassical</b><br>20:16   |
|   | <b>monumental</b><br>8:14 9:1                      |   | <b>NEPA</b><br>23:16 44:14   |
|   | <b>monuments</b><br>11:10                          |   |  |
|   | <b>mortar</b><br>77:6                              |   |  |

|  |   |   |   |
|--|---|---|---|
| <b>newest</b><br>82:20                                     | 29:18 104:19  | <b>Offsite</b><br>99:16   | 53:10 68:8 83:18  |
| <b>NHL</b><br>63:1 73:15                                   | <hr/> <b>O</b> <hr/>  | <b>ongoing</b><br>25:13,21 41:5 77:17<br>78:6                     | <b>original</b><br>58:16 80:8 103:6   |
| <b>NHPA</b><br>83:14                                       | <b>OA</b><br>25:15,18 40:10,17 41:8   | <b>online</b><br>92:11,12 93:14                                   | <b>originally</b><br>19:1 53:18   |
| <b>nice</b><br>66:13,15                                    | <b>objection</b><br>5:16 98:22  | <b>open</b><br>4:6 15:22 85:9 104:16<br>110:1                     | <b>ornate</b><br>68:16  |
| <b>nicer</b><br>85:21                                      | <b>objections</b><br>102:19   | <b>operational</b><br>106:2                                       | <b>overpower</b><br>77:4  |
| <b>night</b><br>49:19                                      | <b>objective</b><br>62:22   | <b>operations</b><br>24:14 26:8 96:16                             | <b>overreach</b><br>79:22   |
| <b>Niweg</b><br>60:6 71:21,22 72:2,8,10<br>75:13           | <b>obligations</b><br>48:22   | <b>opinion</b><br>66:9  | <b>oversight</b><br>53:12   |
| <b>nods</b><br>24:20                                       | <b>obscure</b><br>74:21   | <b>opinions</b><br>66:2 68:5                                      | <b>owing</b><br>69:22   |
| <b>nomination</b><br>18:17                                 | <b>observations</b><br>61:14  | <b>OPO</b><br>84:3  | <b>owners</b><br>8:20 49:5  |
| <b>non-</b><br>59:11                                       | <b>occupies</b><br>68:15 73:11  | <b>opportunities</b><br>80:11                                     | <hr/> <b>P</b> <hr/>  |
| <b>non-federal</b><br>44:10                                | <b>occur</b><br>45:21 46:6  | <b>opportunity</b><br>42:22 48:1 60:15 63:13<br>67:21 72:13 85:14 | <b>P-R-O-C-E-E-D-I-N-G-S</b><br>4:1   |
| <b>non-native</b><br>102:3                                 | <b>offense</b><br>31:15   | <b>oppose</b><br>53:19 76:5 102:7                                 | <b>p.m.</b><br>4:2 110:3,7  |
| <b>North</b><br>6:16 68:9                                  | <b>offer</b><br>68:1 69:13  | <b>opposed</b><br>32:11 35:1 41:17                                | <b>package</b><br>39:14   |
| <b>north-facing</b><br>19:14 21:8                          | <b>offering</b><br>69:2   | <b>opposing</b><br>48:8   | <b>packets</b><br>9:13  |
| <b>northeast</b><br>21:15                                  | <b>offhand</b><br>27:17   | <b>opposite</b><br>76:20  | <b>paid</b><br>106:8  |
| <b>Northwest</b><br>16:13                                  | <b>office</b><br>9:11 12:19 16:3,8,9,12,<br>22 17:10,20 18:2,3,12<br>19:3,5,7 20:15 21:13,18<br>22:6 23:1 24:7,12,14,18<br>26:7 35:10 40:8 53:9,<br>16,17 55:16 56:8 59:1<br>61:4,5 64:19 65:13,19<br>66:15 79:11 81:17<br>83:21 85:2 86:21 | <b>opposition</b><br>56:7 60:19 69:22                             | <b>pain</b><br>91:21  |
| <b>note</b><br>9:17 15:13 24:7 42:14<br>90:9,14 98:19 99:5 | <b>officer</b><br>53:11 81:14,16  | <b>option</b><br>20:20 21:1,3,5,6,11<br>37:4,11                   | <b>paint</b><br>20:14,21,22 21:1 22:15,<br>16,20 25:11 27:1,6<br>28:21 30:17 33:9 36:3,<br>5,7,9,17 38:8 43:9 45:6,<br>8,17,18,19,20,21 46:1,<br>7,11 49:13,20 50:3<br>53:20 54:9,13 56:7<br>58:2,14,16 59:10,13<br>60:20 61:2 62:13 66:6,<br>12 67:3,4 70:4,18 71:4<br>72:14 74:4,8,16 75:3<br>77:16 78:9 79:1,12 80:5 |
| <b>noted</b><br>12:11 52:10 70:1,22<br>99:21               | <b>officers</b><br>49:3   | <b>options</b><br>20:20 23:4 36:15,16,20                          | <b>paint-coated</b><br>55:4   |
| <b>notice</b><br>73:10                                     | <b>officially</b><br>19:4   | <b>order</b><br>5:13,17 9:3 11:15 20:14                           |   |
| <b>Noting</b><br>5:12                                      |   | <b>ordinary</b><br>88:12  |   |
| <b>number</b><br>7:5 18:1,13,21 26:20                      |   | <b>organization</b>   |   |

|  |   |   |   |
|--|---|---|---|
| <b>painted</b><br>21:4,6,7 22:22 23:6<br>36:20 37:5,12,18,19<br>38:1,7,10 39:1 48:19<br>49:11 50:8 58:9 59:9,12<br>67:7 77:18 91:15  | <b>particulates</b><br>77:10  | 7:10 39:4 42:3 44:22<br>52:4,22 57:4 66:3 91:10                   | <b>physically</b><br>74:6   |
| <b>painting</b><br>20:20 22:2,11 23:9<br>24:1,5 25:12,21 26:20<br>27:13,19 32:14 36:17<br>43:11 46:17 47:1,7<br>48:14,16 50:9,22 52:2<br>54:16 58:13,18 63:1<br>64:8 66:5 69:8 71:13<br>74:11,15,20 76:5,14<br>77:3,5,17 78:5,7,14,18<br>79:10,20 80:22 90:13,<br>16 | <b>parties</b><br>88:14   | <b>perceived</b><br>103:11  | <b>picked</b><br>54:3   |
| <b>paints</b><br>25:18 45:12 71:1 77:12  | <b>partner</b><br>43:3 48:2   | <b>perform</b><br>92:1 103:17                                     | <b>picture</b><br>66:14   |
| <b>palatial-looking</b><br>17:22   | <b>partners</b><br>9:7 43:4 47:18 48:3  | <b>performance</b><br>12:20 61:1                                  | <b>pictures</b><br>80:20  |
| <b>palette</b><br>99:3,11  | <b>parts</b><br>9:21 19:6   | <b>perimeter</b><br>100:7   | <b>piece</b><br>25:8 33:1   |
| <b>Pamela</b><br>57:18   | <b>party</b><br>27:4  | <b>periodic</b><br>28:22  | <b>piggy</b><br>55:6  |
| <b>panel</b><br>29:3 97:12,20 98:3   | <b>passed</b><br>10:13,20,21,22 11:18   | <b>permanence</b><br>48:11 57:14                                  | <b>Pike</b><br>96:9 99:22 100:8   |
| <b>paradigm</b><br>18:18   | <b>passes</b><br>15:10 95:10  | <b>permanent</b><br>46:20 61:13 62:16<br>73:10 97:4 108:3         | <b>pilasters</b><br>77:21   |
| <b>Park</b><br>6:10 9:9 17:4,5 49:4<br>78:16,20 82:18  | <b>passion</b><br>104:22  | <b>permanently</b><br>46:3 69:10 78:7                             | <b>place</b><br>20:2 49:8   |
| <b>park-like</b><br>77:2   | <b>past</b><br>31:19 37:9 42:5 56:13<br>68:12 69:4  | <b>permission</b><br>34:18  | <b>places</b><br>17:9 45:2 51:5 91:11   |
| <b>Parker</b><br>75:15,16,17,18,20 76:2,<br>3 79:4   | <b>pathway</b><br>98:9  | <b>permitted</b><br>20:2  | <b>plain</b><br>62:19   |
| <b>parks</b><br>11:10  | <b>pavilion</b><br>40:5   | <b>perpetually</b><br>74:13                                       | <b>plainly</b><br>43:10   |
| <b>part</b><br>11:14 17:10 21:18 22:2<br>29:5 33:5 34:3,6 36:9<br>37:10 41:7 47:8 49:6<br>50:15 57:9,10 91:6<br>100:2  | <b>pay</b><br>80:11   | <b>persisted</b><br>105:7   | <b>plaintiff</b><br>48:4  |
| <b>PARTICIPANT</b><br>29:10  | <b>PBS</b><br>55:3,7  | <b>person</b><br>15:15 42:4 52:20 63:17<br>71:22 81:5 84:21 101:4 | <b>plaintiffs</b><br>43:6   |
|  | <b>PBS's</b><br>54:17,21  | <b>personal</b><br>43:8   | <b>plan</b><br>12:17,22 34:4 62:2 71:5<br>96:11 97:2 100:2,14                       |
|  | <b>pedestrian</b><br>23:3 99:22   | <b>perspective</b><br>21:12 80:3                                  | <b>planned</b><br>99:17   |
|  | <b>pedestrians</b><br>98:12   | <b>perspectives</b><br>84:1                                       | <b>planning</b><br>4:5 5:8 9:11 26:22<br>28:21 58:21 72:15<br>99:16                 |
|  | <b>peeling</b><br>79:18   | <b>photo</b><br>21:3,10,14 22:22                                  | <b>plans</b><br>13:4 16:2 25:22 69:19<br>85:1 95:14,16 96:2,4<br>99:20 100:16 104:9 |
|  | <b>Pennsylvania</b><br>7:4,11,14,20 19:15<br>21:8,16  | <b>photorealistic</b><br>28:7                                     | <b>plant</b><br>99:3,11   |
|  | <b>Pentagon</b><br>95:16,17 96:3,11 97:22<br>98:17 99:16,19 102:17<br>103:14 104:9 105:3,15 | <b>photos</b><br>20:13 23:2 76:22                                 | <b>planted</b><br>103:12  |
|  | <b>people</b>   | <b>physical</b><br>22:5 48:15 84:3                                |   |

|  |                                       |   |  |
|--|---------------------------------------|---|--|
| <b>planting</b><br>102:14  | <b>portfolio</b><br>54:14             | <b>prefer</b><br>37:12  | <b>preservationists</b><br>40:14 48:6  |
| <b>plantings</b><br>99:6   | <b>porticos</b><br>18:16              | <b>preferably</b><br>103:3  | <b>preserve</b><br>28:18 29:19 52:15<br>54:19 72:17 81:2 91:5  |
| <b>plants</b><br>99:4 101:18,20 102:2,3,<br>11,16 103:2,3,8              | <b>portion</b><br>60:20 84:18 101:4   | <b>preference</b><br>43:9   | <b>preserved</b><br>29:2,9 74:19   |
| <b>plaque</b><br>67:8  | <b>position</b><br>55:3 73:11 87:2    | <b>preliminarily</b><br>87:13   | <b>preserving</b><br>29:16 90:5,10 105:14  |
| <b>played</b><br>55:15 56:18   | <b>positioned</b><br>54:4             | <b>preliminary</b><br>16:19 26:16,21 27:7<br>28:15 32:13,18 34:21,<br>22 35:5 95:13 96:1<br>100:15 104:8  | <b>president</b><br>11:13 16:9 18:2,3 24:11<br>43:13 44:18 52:1,7,18,<br>20 53:14 61:5 64:21<br>65:1,2,3,4,7,12 66:15<br>83:19 85:17 |
| <b>plays</b><br>50:14 96:13  | <b>positive</b><br>26:16 55:15        | <b>preparation</b><br>46:3 85:22  | <b>President's</b><br>9:2 12:5 43:8 55:14<br>76:22 78:20   |
| <b>pleased</b><br>8:13   | <b>possibility</b><br>22:13           | <b>prepare</b><br>8:18  | <b>presidential</b><br>17:17   |
| <b>Pledge</b><br>5:18,20   | <b>post</b><br>53:9 55:16 83:21       | <b>prepared</b><br>69:20  | <b>presidents</b><br>84:7  |
| <b>podium</b><br>81:11,13  | <b>post-civil</b><br>18:18 82:1       | <b>presence</b><br>5:12 49:18   | <b>pretty</b><br>31:5 88:11,17   |
| <b>point</b><br>27:20 39:4,11 50:7,19<br>51:3 54:7 55:13 85:11<br>91:19  | <b>posted</b><br>5:17 7:16 13:9       | <b>present</b><br>5:3,9 16:5 42:17 56:14<br>68:13   | <b>previous</b><br>7:6 75:11 97:10 98:2  |
| <b>pointed</b><br>25:10  | <b>posture</b><br>86:18               | <b>presentation</b><br>23:12,15 24:16 28:6<br>30:7 32:22 38:11 62:10<br>86:15 89:4 90:1 100:17,<br>18 104:21 106:20<br>107:12,16  | <b>previously</b><br>61:1 102:17   |
| <b>points</b><br>37:22 48:14 53:21<br>54:10 69:13 72:16 73:3<br>91:14,22 | <b>potential</b><br>20:20 22:4 37:22  | <b>presentations</b><br>28:10   | <b>primary</b><br>58:12 82:11  |
| <b>policy</b><br>6:18 43:19 100:13                                       | <b>potentially</b><br>77:12,19        | <b>presented</b><br>91:10 106:1   | <b>Prior</b><br>53:10  |
| <b>pollinator</b><br>99:13 101:14 103:15                                 | <b>potion</b><br>66:20                | <b>presenting</b><br>16:10 81:13 95:19  | <b>priorities</b><br>86:3  |
| <b>pollinator's</b><br>6:18  | <b>Potomac</b><br>8:17                | <b>preservation</b><br>17:19 20:8 23:17 30:5<br>31:9 40:16 42:16 43:5,<br>18 49:2,3 51:22 52:11<br>54:9,22 56:10 60:17<br>61:7,22 63:4,10 72:5,12<br>74:1 75:6 78:17 81:14,<br>16 83:1,6,10 85:19<br>86:22 90:12 91:1 | <b>prioritize</b><br>103:6   |
| <b>pollinators</b><br>99:12 102:5 103:3                                  | <b>power</b><br>56:13                 | <b>preservation's</b><br>87:10  | <b>privacy</b><br>98:9   |
| <b>polychromatic</b><br>54:6 73:16 76:8                                  | <b>practices</b><br>31:9 51:22 101:14 |   | <b>private</b><br>49:5 68:2  |
| <b>poor</b><br>55:9  | <b>practicing</b><br>76:4             |   | <b>Priya</b><br>60:6 67:15,22  |
| <b>popularity</b><br>56:20   | <b>precast</b><br>97:11               |   | <b>problem</b><br>58:19  |
| <b>pores</b><br>77:15  | <b>precaution</b><br>29:7             |   | <b>problems</b><br>50:2 77:16  |
|  | <b>precedent</b><br>79:22 87:8        |   |  |
|  | <b>precisely</b><br>70:2              |   |  |

|  |  |  |  |
|--|--|--|--|
| <b>procedures</b><br>71:11   | <b>project-related</b><br>24:9   | <b>protects</b><br>70:21   | <hr/> <b>Q</b> <hr/>   |
| <b>proceed</b><br>5:10 8:5 10:4,6 12:12<br>14:2 24:20 25:1 35:16<br>42:18 47:20 53:4 56:3<br>60:12 63:19 67:18 72:6<br>75:13,22 81:8 93:5,11<br>95:19 101:10   | <b>projects</b><br>7:19 40:4 45:9 86:1<br>96:7 100:3 102:8,14,17<br>103:14 104:1   | <b>protruding</b><br>98:7  | <b>qualification</b><br>61:21 63:12  |
| <b>proceeding</b><br>29:6  | <b>prominent</b><br>68:15  | <b>proven</b><br>51:7  | <b>qualified</b><br>61:6   |
| <b>process</b><br>22:16 24:5 26:3,10,13<br>27:10 29:21 30:1,3<br>33:12 34:2,4 35:7,12<br>46:3 63:3,6 87:8,14<br>88:4 107:21  | <b>promptly</b><br>71:17   | <b>provide</b><br>28:9 47:19 53:3 56:2<br>60:11 63:18 67:18 72:6<br>75:22 81:7 92:17 99:8<br>101:9 103:10  | <b>qualify</b><br>73:15  |
| <b>product</b><br>108:1  | <b>pronounce</b><br>6:9  | <b>provided</b><br>23:13 77:1  | <b>quality</b><br>28:8 29:8  |
| <b>profession</b><br>83:6,10,15  | <b>pronouncing</b><br>72:1   | <b>proximity</b><br>20:3   | <b>quarries</b><br>54:3  |
| <b>professional</b><br>48:6 60:18 61:6 63:12<br>66:9   | <b>pronunciation</b><br>6:2 71:21  | <b>Psalm</b><br>64:4   | <b>quarry</b><br>34:20   |
| <b>professionalism</b><br>43:2   | <b>proper</b><br>49:12 50:5  | <b>public</b><br>7:3,7,9,16 9:1 20:1<br>23:20 35:16 53:7 54:11,<br>15 58:8 59:8,12 69:4,22<br>71:14 72:21 73:10<br>84:18 85:15 87:3 93:13<br>96:18 97:4 99:2 101:3 | <b>question</b><br>26:1 28:2,13 30:20<br>31:16 32:22 33:15,17<br>38:16 39:22 41:4,6,20<br>43:16 59:5   |
| <b>professionals</b><br>8:20 45:8 48:7 61:20   | <b>properties</b><br>44:19 49:6 50:5 70:17<br>98:21  | <b>publicly</b><br>19:13 89:11   | <b>questions</b><br>8:12 9:14,16 11:21<br>12:1,12 13:6 24:9,21<br>25:3 26:9 27:22 30:22<br>32:20 35:16 42:1,7<br>47:15 60:1 75:10 84:16<br>86:15 87:14 88:7 93:20<br>100:20 101:1 104:4<br>106:7 108:10 109:22 |
| <b>professor</b><br>56:9 60:2 71:19 75:12  | <b>property</b><br>8:19 49:5 53:11   | <b>purely</b><br>79:12 87:1  | <b>quick</b><br>59:5   |
| <b>program</b><br>11:8 33:2 49:7   | <b>proposal</b><br>20:7 21:21 23:10 24:2<br>31:10 43:15 44:6 45:6<br>48:10 53:19 54:13,20<br>55:1 56:7 60:19,20 63:5<br>69:8 70:3,11 71:6,17<br>72:14 74:5 75:3 79:1<br>80:4 99:1 100:12 | <b>purple-gray</b><br>18:14 69:15  | <b>quickly</b><br>88:17  |
| <b>progression</b><br>82:16  | <b>proposals</b><br>22:2 50:1  | <b>purpose</b><br>62:19 90:5   | <b>quorum</b><br>5:10,12   |
| <b>project</b><br>7:17 16:4,17 19:11 20:7<br>22:2 23:17,21 24:2,4,22<br>25:15 27:15 28:1 31:7<br>34:11 39:19 40:20 42:2,<br>13 44:19 48:8 61:4<br>62:3,10 79:21 85:3<br>86:17 90:8 93:8,11,16,<br>17 96:9,14 97:10 99:15,<br>21 101:2,12 102:12<br>103:10,16 105:2 107:16<br>108:6,8 | <b>propose</b><br>61:12  | <b>purposefully</b><br>73:18   | <b>quote</b><br>62:20 69:15,16 70:18,<br>21 103:5  |
| <b>project's</b><br>22:4 23:10   | <b>proposed</b><br>61:10 69:21 73:1 96:12<br>97:2,18 98:3 99:4<br>102:15   | <b>purposes</b><br>99:7  | <b>quoted</b><br>59:18   |
|  | <b>proposes</b><br>16:11 60:20   | <b>pursue</b><br>52:1  | <b>quotes</b><br>56:18   |
|  | <b>proposing</b><br>20:13  | <b>pursuing</b><br>62:22   | <hr/> <b>R</b> <hr/>   |
|  | <b>protect</b><br>46:2 48:22 71:16 74:2  | <b>put</b><br>71:7 86:17 87:19   | <b>rack</b><br>10:1  |
|  | <b>protections</b><br>45:1   | <b>putting</b><br>37:20 38:2 39:1 79:13  | <b>Raking</b>  |

|   |  |                                      |  |
|---|--|--------------------------------------|--|
| 57:19   | <b>recently</b><br>33:1 80:17                              | <b>regs</b><br>83:14                 | <b>remove</b><br>35:4 58:15 59:10,13<br>77:14 78:9 102:3 108:1 |
| <b>range</b><br>6:15  | <b>recessed</b><br>80:13                                   | <b>regularly</b><br>83:20,22         | <b>removed</b><br>26:18 32:2 46:12 49:21<br>62:15              |
| <b>rational</b><br>80:4   | <b>recognizes</b><br>83:5                                  | <b>rehab</b><br>83:20                | <b>removing</b><br>74:16 97:15                                 |
| <b>reached</b><br>84:6  | <b>recognizing</b><br>106:2                                | <b>Rehabilitation</b><br>48:18       | <b>renamed</b><br>19:4   |
| <b>reaching</b><br>84:2   | <b>recommend</b><br>79:10                                  | <b>reject</b><br>71:17 75:3          | <b>rendering</b><br>97:18                                      |
| <b>read</b><br>65:22 67:8   | <b>recommendation</b><br>33:11 66:7 69:12 82:4             | <b>rejected</b><br>57:1 69:11 71:6   | <b>renderings</b><br>35:22                                     |
| <b>reading</b><br>63:3  | <b>recommendations</b><br>101:13 102:1,7,19<br>103:18,21   | <b>relate</b><br>24:1 27:13 77:1     | <b>renewed</b><br>58:17  |
| <b>ready</b><br>42:19 47:20 53:4 56:4<br>60:12 63:19 67:19 72:7<br>76:1 81:8 95:20 101:11 | <b>recommended</b><br>70:20 100:10                         | <b>related</b><br>33:8,11 48:4 57:16 | <b>renewing</b><br>84:2  |
| <b>Reagan</b><br>52:7 54:18   | <b>recommends</b><br>100:1,15 103:4                        | <b>relating</b><br>7:20              | <b>renovate</b><br>49:5  |
| <b>real</b><br>53:11 88:12  | <b>reconciliation</b><br>11:1                              | <b>relevance</b><br>12:8 68:13       | <b>renovation</b><br>31:12                                     |
| <b>realistic</b><br>22:22   | <b>reconstructed</b><br>97:3                               | <b>relevant</b><br>11:7 45:15 53:14  | <b>Renwick</b><br>17:13  |
| <b>realize</b><br>28:14 56:19 57:4  | <b>record</b><br>15:13 26:5 35:20 61:3<br>88:8 91:12 110:7 | <b>relies</b><br>71:14               | <b>rep</b><br>29:3   |
| <b>realm</b><br>9:1   | <b>rededicated</b><br>64:20                                | <b>remain</b><br>65:11 70:13 88:10   | <b>repainted</b><br>27:2 36:4,10 77:19                         |
| <b>reapplying</b><br>30:8   | <b>reference</b><br>37:22 39:4,11 91:18                    | <b>remaining</b><br>21:10            | <b>repainting</b><br>26:19 27:14 58:6 74:12<br>77:22 79:17     |
| <b>reason</b><br>40:22 49:9 55:8 76:13<br>87:11   | <b>referred</b><br>83:17                                   | <b>remains</b><br>29:2               | <b>repair</b><br>55:7 71:10                                    |
| <b>reasonable</b><br>102:20   | <b>reflectivity</b><br>51:17                               | <b>remake</b><br>52:16               | <b>repairing</b><br>71:11 79:17                                |
| <b>reasons</b><br>38:9,12 75:3  | <b>reflects</b><br>52:12 97:20                             | <b>remarkable</b><br>80:13 82:13     | <b>replace</b><br>21:21 96:14,17 99:3<br>101:20 108:2          |
| <b>receive</b><br>9:5 23:20 63:5 87:7   | <b>refurbished</b><br>19:6                                 | <b>remarkably</b><br>55:17           | <b>replaced</b><br>96:21 97:2 102:2                            |
| <b>received</b><br>7:9 8:15 9:20  | <b>regard</b><br>99:15                                     | <b>remind</b><br>52:19 64:6          | <b>replacement</b><br>20:9 90:13                               |
| <b>receiving</b><br>67:12   | <b>Region</b><br>41:15 81:17                               | <b>reminder</b><br>52:5              | <b>replacing</b><br>19:8                                       |
| <b>recent</b><br>31:13 82:18  | <b>Register</b><br>17:9 18:17                              | <b>remote</b><br>96:15               | <b>repoint</b>   |
|   |  | <b>removable</b><br>33:9             |  |

|  |  |  |  |
|--|--|--|--|
| 21:21  | <b>resolves</b><br>30:18                           | <b>retention</b><br>99:7   | <b>Roanoke</b><br>36:22 37:2,6                                 |
| <b>repointing</b><br>20:9 51:13 90:12                            | <b>resource</b><br>8:19 99:14                      | <b>return</b><br>56:22   | <b>Rob</b><br>60:6 71:21 72:10                                 |
| <b>report</b><br>5:22 8:6 9:13 10:8 11:2,<br>20 23:13 89:15 93:8 | <b>resources</b><br>82:21                          | <b>reversibility</b><br>34:13,14,16 87:9   | <b>Robyn</b><br>42:11 53:2,5 55:20                             |
| <b>reported</b><br>61:15   | <b>respect</b><br>73:14                            | <b>reversible</b><br>33:8 49:19  | <b>role</b><br>17:16 50:15 54:21<br>55:15 82:22 87:15<br>96:13 |
| <b>represent</b><br>45:14 53:6 68:5 90:6                         | <b>respected</b><br>26:11                          | <b>review</b><br>16:16,20 23:8,10 34:10<br>44:4,9,18,21 63:9 72:20<br>78:21 86:20,22 88:1,12,<br>16 90:8,15 97:9 | <b>roll</b><br>4:7 14:4 94:1 108:13                            |
| <b>representative</b><br>6:4,11 101:16                           | <b>respectfully</b><br>78:20                       | <b>reviewed</b><br>7:5 62:2 96:4 99:20   | <b>Ronald</b><br>52:7  |
| <b>represented</b><br>9:8 92:2                                   | <b>responding</b><br>27:7                          | <b>reviewing</b><br>87:4 93:7,11   | <b>roof</b><br>36:8 73:17 76:10                                |
| <b>representing</b><br>7:8,10 42:16 47:18<br>67:16 72:4          | <b>response</b><br>91:4 97:9 99:2 101:15<br>105:22 | <b>reviews</b><br>34:9   | <b>roofs</b><br>18:15 57:22                                    |
| <b>request</b><br>12:5 16:2 22:19 23:6<br>95:13                  | <b>responses</b><br>7:16 89:14                     | <b>revised</b><br>12:17 99:11  | <b>roundly</b><br>56:16  |
| <b>requests</b><br>16:18 82:6                                    | <b>responsible</b><br>25:16 44:4 69:7              | <b>revises</b><br>103:17   | <b>routing</b><br>44:20  |
| <b>require</b><br>11:7 22:15 61:19 63:8<br>74:11                 | <b>restarted</b><br>65:21                          | <b>rhetorical</b><br>41:20   | <b>Rowley</b><br>13:4  |
| <b>required</b><br>63:3 99:10                                    | <b>restoration</b><br>20:10 22:11 45:9,10<br>90:13 | <b>rich</b><br>73:16   | <b>rule</b><br>54:8  |
| <b>requirements</b><br>46:14 102:12,13                           | <b>restore</b><br>21:22 51:11,13 54:18             | <b>richly</b><br>81:22   | <b>runs</b><br>54:16   |
| <b>requires</b><br>10:18 49:12                                   | <b>restored</b><br>80:8 81:20                      | <b>Richmond</b><br>60:18   | <b>rush</b><br>26:12   |
| <b>requiring</b><br>78:2,10                                      | <b>restoring</b><br>55:16                          | <b>richness</b><br>58:1  | <b>rust</b><br>77:11   |
| <b>research</b><br>82:6 83:11                                    | <b>restroom</b><br>96:22 97:4 98:1,6               | <b>ridges</b><br>36:8  | <b>rusticated</b><br>18:16                                     |
| <b>reservation</b><br>96:11 99:19                                | <b>restrooms</b><br>96:18 108:2                    | <b>rigorous</b><br>28:20   | <b>Ryan</b><br>24:13 26:6                                      |
| <b>reserve</b><br>10:19 54:18                                    | <b>result</b><br>42:17 79:15,19                    | <b>risk</b><br>51:19   | <hr/> <b>S</b> <hr/>   |
| <b>resident</b><br>56:9 79:8 80:3                                | <b>resulted</b><br>30:14 107:22                    | <b>roads</b><br>11:11  | <b>Safe</b><br>9:2 11:3,14                                     |
| <b>residential</b><br>17:18                                      | <b>results</b><br>26:16 92:3                       | <b>roadway</b><br>100:9  | <b>safety</b><br>102:13 103:11                                 |
| <b>resolve</b><br>50:2   | <b>retained</b><br>99:7                            | <b>roadways</b><br>97:4  | <b>salts</b><br>77:10  |

|  |  |  |  |
|--|--|--|--|
| <b>sample</b><br>23:6  | 31:1,7   | <b>sentiment</b><br>52:13  | <b>Sherman</b><br>17:4,5   |
| <b>samples</b><br>27:5 34:19   | <b>Scott</b><br>57:18  | <b>separated</b><br>98:9   | <b>Shipman</b><br>95:18,21 104:20                                |
| <b>sandblasting</b><br>78:10   | <b>scraping</b><br>78:2  | <b>separation</b><br>99:8  | <b>shipment</b><br>101:17  |
| <b>sandstone</b><br>50:4   | <b>screening</b><br>17:6 40:6 96:15 98:15<br>100:7   | <b>serve</b><br>6:20 69:2  | <b>short</b><br>8:2 31:5 54:10 80:2                              |
| <b>scaffolding</b><br>46:19 78:3   | <b>sealant</b><br>20:9 21:21 30:8 32:8<br>90:12  | <b>served</b><br>40:1 53:6 65:5                                  | <b>shortly</b><br>35:13 105:7                                    |
| <b>scale</b><br>51:1 77:2  | <b>sealing</b><br>77:8   | <b>serves</b><br>6:5 24:10 73:10                                 | <b>show</b><br>21:11 37:4  |
| <b>scaling</b><br>74:9   | <b>seconded</b><br>14:6 94:3 108:15  | <b>service</b><br>6:7,10 9:9 49:4 54:11,<br>15 55:22 84:14 97:21 | <b>showcase</b><br>50:12   |
| <b>scenes</b><br>88:3  | <b>secretary</b><br>4:4,6 5:12 14:3 15:13<br>48:17 53:19 54:22<br>61:18 63:2,11 78:15<br>90:6 93:22 95:12<br>108:11 109:21 | <b>Service's</b><br>78:16 82:18                                  | <b>shown</b><br>20:12 76:22 97:11 98:2                           |
| <b>Scharf</b><br>4:3,20,21 5:11,21 8:8<br>9:15 11:22 12:10 13:12,<br>15,19,22 14:18,19<br>15:12 16:7 24:17 27:12,<br>18,21 28:3 30:21 31:11<br>32:19 35:15 38:12<br>39:18 42:1 47:9,14 53:1<br>55:18,21 59:5,17 60:10,<br>14 63:15 67:13 71:19<br>72:3 75:8,19,21 76:2<br>79:3 81:4 84:13 85:5,8<br>86:5,10 88:19,22 89:5,<br>16,20 90:19 91:7 92:9,<br>15,21 94:15,16 95:11,<br>22 100:22 101:8 104:3,<br>12,15 105:18 106:4,11,<br>14,17,21 107:2,6,9,13,<br>18 109:5,6,20 | <b>Section</b><br>33:12 34:15 35:9,11<br>41:10 44:13 49:1 63:3<br>88:15  | <b>Services</b><br>6:6 9:10 10:10,12 44:3<br>96:1                | <b>shows</b><br>17:2 21:17 32:13                                 |
| <b>schedule</b><br>101:20 103:17   | <b>secure</b><br>96:15   | <b>servicing</b><br>81:13,15                                     | <b>SHPO</b><br>98:19   |
| <b>schedules</b><br>102:4  | <b>securing</b><br>96:13   | <b>session</b><br>4:6 15:22 110:2                                | <b>side</b><br>16:14 19:18,19,21,22<br>21:8 46:17,18             |
| <b>scheme</b><br>21:4,11   | <b>security</b><br>13:3 18:5 20:4 46:21<br>96:13,17 97:5 99:10<br>102:13,18 103:11<br>105:3,5,16                           | <b>set</b><br>79:15,21 100:13                                    | <b>sides</b><br>19:14  |
| <b>school</b><br>44:16   | <b>selected</b><br>103:10,14   | <b>setting</b><br>77:3 82:9,11 106:3                             | <b>sidewalk</b><br>19:19 20:6 98:8 100:7,9                       |
| <b>science</b><br>27:8 62:9  | <b>selection</b><br>28:20  | <b>Seventh</b><br>46:19  | <b>siding</b><br>98:3  |
| <b>scientific</b><br>83:11   | <b>Senate</b><br>10:14,21 11:19  | <b>severe</b><br>72:22   | <b>sightlines</b><br>99:10                                       |
| <b>scope</b>   | <b>senior</b><br>53:11   | <b>shadow</b><br>80:14   | <b>signage</b><br>100:10   |
|  | <b>sense</b><br>66:12 93:1   | <b>shalt</b><br>64:1,2   | <b>signed</b><br>42:3 101:5                                      |
|  | <b>sensitive</b><br>46:21  | <b>shame</b><br>67:3   | <b>significance</b><br>70:9 73:22 82:22                          |
|  |  | <b>share</b><br>7:2 8:13 72:13                                   | <b>significant</b><br>17:15 18:21 31:6 46:12<br>73:6 80:7 91:2,4 |
|  |  | <b>shared</b><br>91:11   | <b>significantly</b><br>51:18 107:22                             |
|  |  | <b>shenanigans</b><br>44:8                                       | <b>silica</b><br>26:17,18 61:2                                   |

|   |   |   |  |
|---|---|---|--|
| <b>silicate</b><br>30:17 32:7 34:2,11<br>35:2,4 36:20 37:5,13<br>45:12,19,20 50:1 62:13 | <b>slides</b><br>19:16  | 99:12 103:6,14  | <b>standpoint</b><br>33:20   |
| <b>similar</b><br>11:12 32:14 55:17<br>79:22 98:4 103:9                                 | <b>slowly</b><br>32:4   | <b>specific</b><br>23:2 43:21 61:20<br>102:12,18  | <b>stands</b><br>62:6  |
| <b>similarly</b><br>6:22  | <b>smaller</b><br>77:2  | <b>specifically</b><br>60:19 69:15 76:12  | <b>start</b><br>46:17,19 85:11 104:17  |
| <b>simple</b><br>51:16 58:2   | <b>smoke</b><br>38:13   | <b>spend</b><br>7:1 54:10   | <b>started</b><br>18:7   |
| <b>simply</b><br>44:19 48:10 62:14 71:6   | <b>snow</b><br>64:3   | <b>spent</b><br>53:10,15  | <b>state</b><br>18:11 19:1 20:2 30:15<br>48:18 49:2 68:1 70:17   |
| <b>simulation</b><br>21:3,14  | <b>Society</b><br>8:16 67:16 68:4,7   | <b>spirit</b><br>84:5,8   | <b>stated</b><br>51:8 90:4 101:18  |
| <b>simulations</b><br>21:10 22:22   | <b>soffit</b><br>97:16  | <b>sprake</b><br>52:18  | <b>statements</b><br>66:5  |
| <b>Sina</b><br>101:16 102:10,15   | <b>soldier</b><br>65:4  | <b>spray-painting</b><br>66:21  | <b>states</b><br>7:8 18:20 45:10 50:11<br>52:21 62:12 65:18<br>103:1   |
| <b>single</b><br>52:20 59:8   | <b>solidity</b><br>57:15  | <b>sprinkle</b><br>64:1   | <b>stating</b><br>103:5  |
| <b>singular</b><br>50:19  | <b>sort</b><br>27:14 28:12,21   | <b>Square</b><br>17:3,11,12 22:6 73:5<br>82:12  | <b>Station's</b><br>33:2   |
| <b>sir</b><br>6:2 15:16 43:15 60:10<br>63:17,20 72:3,6 75:9,21<br>89:19 101:9 104:6     | <b>sought</b><br>87:22  | <b>staff</b><br>7:15 8:10 21:20 23:13<br>40:15,16 43:1 47:22<br>49:10 72:9 88:2,4 89:3,<br>8 93:6 99:11 100:1,14<br>107:12,15 | <b>Statue</b><br>67:6  |
| <b>site</b><br>13:3 17:5 23:3,7 95:14<br>96:1 97:2,8 98:10<br>100:16 104:8 105:11       | <b>south</b><br>19:16,21  | <b>staff's</b><br>86:14   | <b>status</b><br>70:15 105:5   |
| <b>sits</b><br>47:4   | <b>Southeast</b><br>12:18   | <b>stage</b><br>28:15 29:22   | <b>stayed</b><br>70:3  |
| <b>sitting</b><br>6:11  | <b>southern</b><br>99:18  | <b>stages</b><br>16:20 23:11  | <b>stems</b><br>70:22  |
| <b>situation</b><br>41:15   | <b>spalling</b><br>74:9   | <b>staining</b><br>20:11 31:15 32:2 46:5,8<br>79:19   | <b>Stephen</b><br>6:1,3  |
| <b>six-</b><br>17:21  | <b>spared</b><br>65:13  | <b>stand</b><br>5:18 48:5 50:18 91:13   | <b>stepped</b><br>86:8   |
| <b>Sixth</b><br>46:14   | <b>speak</b><br>28:14,17 31:1 35:21<br>40:21 41:2 42:3,22<br>43:10 60:15,22 63:13<br>67:22 95:1 101:5 | <b>standard</b><br>51:21  | <b>steward</b><br>71:15 73:13 81:17  |
| <b>size</b><br>83:2   | <b>speaking</b><br>72:11 82:3 85:16 93:5<br>107:19  | <b>standards</b><br>48:17,21 49:4,8 55:1<br>57:6 61:19,21 63:2,12<br>70:16 78:15  | <b>stewards</b><br>84:7  |
| <b>slate</b><br>57:21 68:17 73:17<br>76:10  | <b>specialist</b><br>61:8   | <b>standing</b><br>81:11  | <b>stewardship</b><br>48:12 69:7   |
|   | <b>specialists</b><br>62:7  |   | <b>stone</b><br>20:9 22:18 34:22 35:1,3<br>46:4 49:13,14,22 50:13<br>54:4 61:2 62:17 71:13<br>77:5,8,12,14,18,20 |

|  |  |  |   |
|--|--|--|---|
| 78:12 79:20 90:13  | <b>sub-basement</b><br>18:16   | 9:2 21:20                                      | <b>task</b><br>11:17  |
| <b>stonemasons</b><br>61:15  | <b>subject</b><br>6:19 43:17 44:2 83:21  | <b>supposed</b><br>48:20                       | <b>tasteful</b><br>80:15  |
| <b>stood</b><br>76:11 81:12  | <b>submission</b><br>16:16 20:12,19 21:11<br>22:3 29:11 34:6 61:9<br>62:18 93:16 | <b>Supreme</b><br>65:17                        | <b>tax</b><br>49:6  |
| <b>story</b><br>73:12  | <b>submitted</b><br>23:22 48:7 66:10 78:22<br>96:1                               | <b>surface</b><br>46:4 49:12,16 74:7,17,<br>18 | <b>taxpayer</b><br>78:6 79:8  |
| <b>straightforward</b><br>45:16                                    | <b>submitter</b><br>61:3   | <b>surfaces</b><br>30:10                       | <b>taxpayer's</b><br>80:3   |
| <b>street</b><br>19:15,17,19 20:5 58:12                            | <b>substantial</b><br>77:17  | <b>surprised</b><br>31:3,12                    | <b>taxpayers</b><br>74:14 79:16   |
| <b>streetscape</b><br>8:14,21                                      | <b>substantially</b><br>78:5   | <b>surrendered</b><br>64:22                    | <b>teach</b><br>44:15   |
| <b>strengthen</b><br>46:1  | <b>substitute</b><br>45:1 88:12  | <b>surrounding</b><br>20:16 34:1               | <b>team</b><br>10:2 16:5 24:22 25:15<br>28:1 30:4 39:19 42:2<br>53:15 95:18 100:19<br>101:2 108:7,8 |
| <b>strengthened</b><br>91:12                                       | <b>substrates</b><br>50:3  | <b>surroundings</b><br>108:5                   | <b>tear</b><br>66:21  |
| <b>stress</b><br>71:3  | <b>subtle</b><br>58:3 73:16  | <b>surveyed</b><br>45:4                        | <b>technical</b><br>40:20 61:17   |
| <b>strong</b><br>35:3 87:11  | <b>subtly</b><br>57:17 59:4  | <b>survived</b><br>69:18                       | <b>technically</b><br>71:4  |
| <b>strongly</b><br>53:19   | <b>successfully</b><br>22:20   | <b>Susan</b><br>52:17                          | <b>techniques</b><br>69:4 78:11   |
| <b>structural</b><br>19:8 24:3 28:19 62:15                         | <b>Sullivan</b><br>5:7   | <b>suspended</b><br>65:20                      | <b>telecommunication</b><br>19:10   |
| <b>structure</b><br>17:22 67:4 78:1 88:12<br>96:20 97:3,14,15 98:1 | <b>sum</b><br>74:20  | <b>symbolic</b><br>62:20                       | <b>temporary</b><br>67:5 96:15,18,22 108:1,<br>2  |
| <b>structure's</b><br>76:9   | <b>summary</b><br>7:16 61:15   | <b>systems</b><br>19:10                        | <b>ten-year</b><br>79:16  |
| <b>structures</b><br>18:20 108:2                                   | <b>superb</b><br>59:2  | <hr/> <b>T</b> <hr/>                           | <b>tenet</b><br>74:1  |
| <b>Stuart</b><br>35:17   | <b>supplanting</b><br>103:5  | <b>takes</b><br>57:20 64:16                    | <b>tennis</b><br>40:5   |
| <b>stucco</b><br>70:19   | <b>support</b><br>52:3 69:12 105:2,10,17<br>108:6                                | <b>taking</b><br>41:19                         | <b>term</b><br>29:9 65:12   |
| <b>study</b><br>68:11  | <b>supported</b><br>50:6   | <b>talk</b><br>36:14 38:1,21 45:3              | <b>terms</b><br>23:16 28:13 38:20 91:4  |
| <b>stuff</b><br>25:18  | <b>supportive</b><br>96:7 99:12  | <b>talked</b><br>30:7 40:12 51:9               | <b>terrible</b><br>43:11  |
| <b>style</b><br>18:7,20 52:9 56:21<br>57:12 59:3 68:18             | <b>supports</b>  | <b>Tangherlini</b><br>53:8                     | <b>test</b>   |
| <b>styles</b><br>56:20,22 59:20 82:16                              |  | <b>tangible</b><br>69:2                        |   |

|  |  |   |  |
|--|--|---|--|
| 27:10  | <b>thoughtful</b><br>88:5  | <b>touched</b><br>32:10 34:17             | <b>trim</b><br>36:3                            |
| <b>testaments</b><br>68:12   | <b>threshold</b><br>43:14  | <b>touching</b><br>62:3                   | <b>trouble</b><br>13:16                        |
| <b>testify</b><br>47:5 84:20 93:14   | <b>Thursday</b><br>110:3   | <b>tours</b><br>65:20                     | <b>true</b><br>25:10 65:11                     |
| <b>testimony</b><br>25:4 42:18 47:5,19 53:3<br>56:3 59:7,22 60:4,11<br>63:18 67:12,14,18 72:6<br>75:9,22 78:22 79:4 81:7<br>84:18 101:4,10 104:6 | <b>thwarted</b><br>69:21   | <b>toxic</b><br>102:6                     | <b>Trump</b><br>53:10 83:18                    |
| <b>testing</b><br>26:11 27:4,6 30:1 33:7<br>34:18,21 35:2 90:15<br>91:21   | <b>tiers</b><br>18:15  | <b>track</b><br>12:7                      | <b>trust</b><br>44:22 72:4,11,21 75:6<br>90:22 |
| <b>Texas</b><br>68:1,6   | <b>ties</b><br>77:11   | <b>traditional</b><br>41:18 86:20         | <b>truth</b><br>64:17                          |
| <b>texture</b><br>50:13  | <b>time</b><br>7:1 31:6 32:2 36:10<br>40:7 42:8 46:18 47:10,<br>11 49:14 52:10 54:10<br>55:19 65:2 67:9 73:2<br>74:5 75:9 78:4 79:20<br>80:20 83:9 84:15,20,22<br>87:17 88:21 91:18<br>93:13,19 101:2 104:8<br>108:10 109:22 | <b>traffic</b><br>105:4,16                | <b>turn</b><br>101:3                           |
| <b>theoretical</b><br>51:21  | <b>time-tested</b><br>71:11  | <b>trailer</b><br>97:1                    | <b>turned</b><br>64:15                         |
| <b>there'd</b><br>32:15  | <b>timeline</b><br>33:12   | <b>trained</b><br>45:11                   | <b>Turpin</b><br>9:5                           |
| <b>thickness</b><br>97:13  | <b>times</b><br>55:2   | <b>Training</b><br>13:4,5                 | <b>Twain</b><br>59:18                          |
| <b>thin</b><br>97:16   | <b>today</b><br>6:1,11,16,22 8:3 15:19<br>16:1,5 24:8 28:6 42:4,9<br>56:1,6 59:2 60:16,22<br>62:10,18 63:14 64:18,<br>21 78:18 79:9 82:3<br>83:13 84:20 85:15 90:6<br>93:14 95:19 101:5<br>105:11 106:1,20                   | <b>transformed</b><br>33:3                | <b>type</b><br>45:18                           |
| <b>thing</b><br>15:20 108:4  | <b>today's</b><br>5:13 23:15   | <b>transportation</b><br>100:4            | <b>types</b><br>102:8                          |
| <b>things</b><br>9:18 37:15 42:8 62:5<br>64:15   | <b>tone</b><br>50:12 54:3  | <b>trap</b><br>46:4 74:8 77:5             | <hr/> <b>U</b> <hr/>                           |
| <b>thinking</b><br>36:16   | <b>tones</b><br>50:18  | <b>trapping</b><br>77:10                  | <b>U.S.</b><br>17:3 45:11 53:13                |
| <b>third-</b><br>27:3  | <b>Tonight</b><br>9:4  | <b>traps</b><br>49:14                     | <b>unaltered</b><br>70:3                       |
| <b>third-party</b><br>26:11 90:15  | <b>topic</b><br>64:7   | <b>treasure</b><br>52:10                  | <b>unanimous</b><br>45:16 47:1                 |
| <b>thirdly</b><br>33:9   |  | <b>treasured</b><br>79:1                  | <b>unanimously</b><br>15:11                    |
| <b>Thou</b><br>64:1,2  |  | <b>Treasury</b><br>17:3,13 50:16 76:20    | <b>uncoated</b><br>70:20                       |
| <b>thought</b><br>25:19 31:4 35:22 85:21<br>93:9   |  | <b>treated</b><br>55:5                    | <b>unconditionally</b><br>65:1                 |
|  |  | <b>treatment</b><br>61:11 62:1 70:17 87:4 | <b>unconvinced</b><br>88:11                    |
|  |  | <b>treatments</b><br>51:17                | <b>uncover</b><br>64:16                        |
|  |  | <b>trend</b><br>57:9                      | <b>undeniable</b>                              |

|  |  |  |  |
|--|--|--|--|
| 75:2   | <b>unusual</b><br>56:21 86:18                            | 30:9   | <b>visit</b><br>7:11   |
| <b>underlying</b><br>28:18                                       | <b>upcoming</b><br>100:2                                 | <b>Vice</b><br>4:17 12:2,10 14:15 18:3<br>85:5 91:8 92:9 94:3,12<br>104:12 106:12,14<br>108:15 109:2 | <b>visited</b><br>11:10  |
| <b>undermine</b><br>74:22  | <b>update</b><br>10:5 12:4 82:18 96:11                   | <b>vicinity</b><br>17:2  | <b>visitor</b><br>17:6 99:17 100:1   |
| <b>undermines</b><br>54:20                                       | <b>upkeep</b><br>28:22                                   | <b>Victorian</b><br>56:22 57:7   | <b>visitors</b><br>97:1 100:11   |
| <b>understand</b><br>22:4 39:8 90:4                              | <b>urban</b><br>46:9 77:1                                | <b>view</b><br>19:20 20:5 21:6,17 29:4<br>55:10 96:19,22 98:13,<br>16                                | <b>visual</b><br>22:4 33:22 50:15 51:4<br>71:8 98:11 99:8 102:18<br>103:11 |
| <b>understanding</b><br>33:10                                    | <b>Urbana</b><br>79:8                                    | <b>viewable</b><br>19:13 20:1  | <b>visually</b><br>20:15 47:3  |
| <b>understood</b><br>52:6  | <b>urge</b><br>58:21 63:7 70:14 71:17<br>72:15 79:9 82:5 | <b>viewed</b><br>46:6 57:1   | <b>voice</b><br>15:18  |
| <b>undertake</b><br>34:4   | <b>useless</b><br>103:19                                 | <b>viewpoints</b><br>23:3  | <b>voluntarily</b><br>44:13  |
| <b>undertaking</b><br>31:8                                       | <b>users</b><br>98:8                                     | <b>views</b><br>19:17 68:4 75:5 91:11  | <b>voluntary</b><br>44:16 87:1 88:11,14                                    |
| <b>underwhelming</b><br>105:4                                    | <hr/> <b>V</b> <hr/>                                     | <b>Vinalhaven</b><br>34:20 36:22 37:3  | <b>vote</b><br>14:2,4 80:22 94:1<br>108:12                                 |
| <b>uneven</b><br>56:20   | <b>valid</b><br>78:18                                    | <b>violate</b><br>58:7   | <b>Vulgate</b><br>64:4   |
| <b>uniformity</b><br>51:12                                       | <b>values</b><br>68:12 69:5                              | <b>violates</b><br>55:1 76:7 78:18   | <hr/> <b>W</b> <hr/>   |
| <b>Union</b><br>33:1   | <b>vegetative</b><br>98:15 100:6                         | <b>violet</b><br>57:20,21  | <b>wait</b><br>92:14   |
| <b>unique</b><br>73:11 82:14                                     | <b>vehicle</b><br>95:16,17 96:2,8 104:9                  | <b>Virginia</b><br>36:22 37:2,6 57:19<br>60:18,21 69:16 96:4<br>98:19                                | <b>walks</b><br>7:11   |
| <b>unit</b><br>105:11  | <b>vendor</b><br>26:11 27:4                              | <b>virtual</b><br>42:4   | <b>walls</b><br>18:14,17 20:21 21:2,3,<br>4,5,7 69:16 73:17 97:6           |
| <b>United</b><br>18:20 45:9 50:11 52:21<br>62:12 65:18           | <b>vener</b><br>97:12,15                                 | <b>virtually</b><br>60:8 67:15 75:15 78:8<br>79:5 100:19   | <b>wanted</b><br>11:2 37:4   |
| <b>uniting</b><br>57:16  | <b>ventilation</b><br>19:10                              | <b>visibility</b><br>97:13   | <b>War</b><br>6:4 18:11,19 19:1 53:19<br>82:1                              |
| <b>University</b><br>68:6  | <b>verdigris</b><br>57:21                                | <b>visible</b><br>32:3   | <b>wash</b><br>64:3 66:7   |
| <b>unlawfully</b><br>43:15                                       | <b>verse</b><br>64:4,6                                   | <b>vision</b><br>84:1  | <b>Washington</b><br>6:6 16:14 50:16 56:9<br>65:8 95:22 98:16              |
| <b>unnamed</b><br>61:15  | <b>version</b><br>10:20,21,22 46:16                      |  | <b>Washington's</b>  |
| <b>unpainted</b><br>37:16 38:21 39:3,9 58:6<br>70:20 74:19 76:12 | <b>versus</b><br>36:17 37:10                             |  |  |
| <b>unsatisfactory</b><br>101:21                                  | <b>vertical</b>  |  |  |

|  |  |  |
|--|--|--|
| 72:18  | <b>white</b><br>16:14,21 17:1,2,6,17<br>18:3 20:4,14,18 21:14,<br>19 24:12 33:22 34:1<br>36:3,5,7 38:6 40:4,8,15,<br>17 41:6,8,12,17 43:9,20<br>44:7,11,20 45:10,22<br>46:7 47:2 50:7,17,18,<br>19,21 51:1,2 53:15<br>57:12 58:9,11 62:11,21<br>64:8 65:16 68:16 69:9<br>70:4 76:16 77:3,4 78:20<br>80:2 82:10 | <b>worked</b><br>66:4  |
| <b>water</b><br>30:6,10,11,18 32:8 35:4<br>38:21 79:18       | <b>whiter</b><br>64:3  | <b>workers</b><br>46:19  |
| <b>wayfinding</b><br>100:10                                  | <b>who've</b><br>66:3  | <b>working</b><br>8:18 9:6 26:10 27:3,9<br>28:16 29:13 35:11<br>83:18  |
| <b>ways</b><br>49:19   | <b>Williams</b><br>10:17   | <b>workmanship</b><br>70:10  |
| <b>wear</b><br>32:9 66:21                                    | <b>window</b><br>51:16   | <b>works</b><br>12:6   |
| <b>weatherizing</b><br>27:5                                  | <b>windows</b><br>19:9 78:13   | <b>world</b><br>59:16  |
| <b>website</b><br>5:15 7:17 23:22                            | <b>wing</b><br>17:1  | <b>worry</b><br>44:12  |
| <b>week</b><br>52:17   | <b>Witherell</b><br>81:6,9 84:14 87:21   | <b>wrap</b><br>109:22  |
| <b>weeks</b><br>7:17 93:17                                   | <b>Witherell's</b><br>89:10  | <b>wrecking</b><br>65:14   |
| <b>weighed</b><br>47:6                                       | <b>witnesses</b><br>42:6,10 47:16 60:2,5<br>75:11,14 84:17 89:9  | <b>written</b><br>9:13 23:21 89:15   |
| <b>weighing</b><br>89:12                                     | <b>women</b><br>66:19  | <b>wrote</b><br>52:8 57:18 64:5 102:10,<br>12,16   |
| <b>Weil</b><br>16:4,6 27:22                                  | <b>wondering</b><br>25:14 33:4 40:10   | <hr/> <b>Y</b> <hr/>   |
| <b>weird</b><br>13:17  | <b>wood</b><br>78:12   | <b>yard</b><br>17:16   |
| <b>welcoming</b><br>9:1                                      | <b>Woody</b><br>10:16  | <b>year</b><br>27:1 39:8 96:6  |
| <b>well-attended</b><br>7:7                                  | <b>words</b><br>65:10 86:13  | <b>year-round</b><br>99:8  |
| <b>well-documented</b><br>71:1                               | <b>work</b><br>11:7,16 22:11 23:18<br>29:17 31:2,3 38:5,10<br>61:19 66:8 67:10 86:14<br>88:3,13 89:8 106:7,10<br>107:15 108:7  | <b>years</b><br>9:20 10:13 12:22 18:9<br>31:20 32:11 35:1 40:3<br>45:15 51:10 53:11,16,<br>17 58:17,20 64:18,21<br>66:13,16 76:5,11 77:20<br>78:3 81:12,21 83:17 |
| <b>well-established</b><br>71:10                             |  | <b>York</b><br>80:18   |
| <b>Werkheiser</b><br>42:11,15,20 43:3 47:9,<br>11,17,21 48:2 |  |  |
| <b>Werkheisers</b><br>42:12                                  |  |  |
| <b>west</b><br>16:14 17:1 19:14 20:2<br>99:19                |  |  |
| <b>west-facing</b><br>19:18                                  |  |  |