



West University Historic Zone Advisory Board
Tuesday, March 15, 2022, at 6:00PM
Virtual Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting Opened 6:02 pm

Meeting Secretary: Hazelbaker

Board Members Attending: Besenick-Larson, Hazelbaker, McDonnell and Turner, Serra
(joined at 6:05)

Guests: Jodie Brown, Michael Taku, Andy Pongratz, Jim Glock, Matt Conley, Bill Mackey,

2. Approval of Minutes – February 15, 2022

Turner motioned to approve. Hazelbaker seconded. Motion approved 4-0 by roll call.

3. Call to Audience – nothing from the audience

4. Reviews

b. 219 E 2nd Street courtesy review

Construction of a carport with an upper deck. Bill Mackey and Jim Glock Presented

Conversation around vertical vs. horizontal elements in the railing on the carport. Board felt carport should be wider than 8'-6" due to constraints of the alley and turning radius.

a. HPZ-22-006, 903 N 5th Ave (T21CM09660)

Construction of an addition, renovation of single-family house, addition of outside deck and new ramada.

Andy Pongratz and Matt Conley presented. This project was on the February 15, 2022, meeting.

Matt Conley presented the drawings – focusing on the additions. Addition on the West side will be within the existing conditions of the house, what is currently the screen room. New Ramada on the South side will work to restore the wood where possible and replace where needed. Also proposing a deck on the North side of the house off the kitchen. Entry beams on East side of the house will also be restored. Windows are going to be restored and refurbished. Deck on the N side will have wood posts and rails, decking material will be Trex.

Conversation with the Board and the North Elevation and the appropriateness of the materials selected for the N porch. Concerns with the aesthetics of the design – not in line with other properties in the development zone. Look at the posts, possible stone base etc.

Board is recommending taking a closer look at the Architecture of the home and refer to Greene and Greene / Craftsman style.

Turner motioned to approve the footprint West addition, the footprint of the North patio, the security door design, the trex decking material, the rehabbing and restoration of the existing windows. Serra seconded. Motion approved unanimously by roll call 5-0.

South Ramada and construction details of how the geometries work with the rest of the home. Board inquired about the knee bracing details and if it was necessary to have them as a detail. Board expressed that Applicant should be making a case for the design decisions that they are making in their effort to restore this property.

Hazelbaker motioned to approve the design of the South Elevation of the Ramada as presented in the drawings. Turner seconded. Motion approved unanimously by roll call 5-0.

Board reviewed the Eastern / Front patio restoration and noted that since the applicant was not proposing to make any design changes to the elevation, no official motion was needed. Board approves the drawings of the East elevation.

Western addition of property presented. Conversation of window selection of Aluminum was raised – Aluminum windows are not currently allowed. The WUZHAB design guidelines allow for a Wood Clad Aluminum Window. Hazelbaker raised concerns with the addition on the W side and the new proportions of the sloping built up roof at the Western Addition. It is no longer a sleeping porch - it is an addition, and the design should be reflective of that.

Freestanding ramada at NE corner of the property. There is a plan, but no elevations drawn in the submission. Board will need to see more details to approve or disapprove the design.

Board is requesting the spec sheets of proposed components of the project – windows, etc.

Serra motioned to close out the meeting and postpone the additional agenda items until the next meeting. Turner seconded. Motion approved unanimously 5-0.

Items 5, 6 7 and 8 were not addressed at this time. Meeting adjourned at 8:03

9. Adjournment

Turner motioned to adjourn. Serra seconded.

Motion approved unanimously by roll call, 5-0. Meeting adjourned at 8:03 pm.

Rick McDonnell, Chair / Darci Hazelbaker, Secretary