



West University Historic Zone Advisory Board
Tuesday, October 17, 2023, at 6:00PM
Virtual Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting Opened 6:03 pm

Meeting Secretary: Hazelbaker

Board Members Attending: Fajardo, Glock, Hazelbaker, Larson, McDonnell, Turner
arrived at 6:39

Guests: Jodie Brown (COT), William R. Fatout, Gabriel Vargas, Greg Veitch

2. Approval of Minutes – September 19, 2023

Glock motioned to approve, Fajardo Second, Hazelbaker abstained. Motion approved 3-0
by roll call.

3. Call to Audience

None

4. Reviews

a. T22CM06466, 502 E University-Continued

Fire damage repairs, exterior modifications.
Full Review/Contributing Resource

Vargas presented. All windows that are operable have been re-specified since the
last meeting to be casement or double hung, Jeld-W en. Materials for the doors
and windows are solid core wood panels.

Glock motioned to approve, Larson seconded. Approved as presented 4-0 by roll
call.

b. SD-0923-00104, 826 N 7th Avenue

Construct detached one-car, one-story garage.
Full Review/Contributing Resource

Board will review item B and C in tandem, with 3 motions – one for the window
replacement, garage, and the ADU.

- c. **SD-0923-00096, 826 N 7th Avenue**
Construct one-story detached accessory dwelling unit (ADU).
Full Review/Contributing Resource

Board will review item B and C in tandem, with 3 motions – one for the window replacement, garage, and the ADU.

Main House updates: window replacement. Windows will be replaced to match in size and type of the existing windows. Double hung, wood clad manufactured by Weathershield. Windows on the East Elevation will not be replaced as part of this permit set.

Hazelbaker motioned to approve windows at the main house as presented, Glock Seconded. Approved 4-0 by roll call.

Detached ADU will be 768 SF. Windows and Doors will match the character of the main house. East Elevation is the front elevation for the ADU and the Garage. Windows will be Weather Shield; Exterior finish will be a cement stucco. Roof is proposed to be a corrugated metal material. Owner and Architect find it appropriate as there are examples of this throughout the neighborhood. There is a corrugated metal fence that is existing – no changes proposed to the fencing.

Glock motioned to approve ADU as presented, Hazelbaker seconded. Approved 4-0 by roll call.

Garage will face alley, with a Galvalume single car roll up door – using this product to match the roofing material of the ADU. Cement stucco material, and roofing to be corrugated metal roof to match the ADU.

Hazelbaker motioned to approve Garage as presented, Larson seconded. Turner abstained, Approved 4-0 by roll call.

- d. **SD-0823-00090, 717 N 7th Avenue**
Replace windows and doors, restucco exterior, replace roof.
Full Review/Contributing Resource

Applicant was not present and project will have to be rescheduled to a future meeting.

5. Staff Updates - Information Only

Historic presentation meeting happening next week, email going out to boards about hybrid meetings.

6. Future Agenda Items

717 N 7th Avenue will be happening most likely next month

7. Adjournment

Hazelbaker motioned to adjourn at 6:45, Larson Seconded. Motion approved unanimously.

Rick McDonnell, Chair / Darci Hazelbaker, Secretary