

# WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD

Tuesday, June 18th, 2024, at 6:00 p.m.

Via Zoom

## LAR/ MEETING MINUTES

### 1. Call to Order/Roll Call

Meeting Opened 6:01 pm

Board Members Attending: McDonnell, Turner, Serra, Fajardo, Spetnagle, and Glock

Guests: Jodie Brown (COT HPO), Jude Cook, Chuck Martin, Noel Griemsmann, Brad Bane, Davis Maxwell, John Ash, Scott Riggins

### 2. Approval of Minutes – May 21<sup>st</sup>, 2024

Turner motions to approve. Spetnagle seconded. Approved by roll call vote 6-0.

### 3. Call to Audience

There was one call to the audience made by Scott Riggins. Discussion deferred until just before item 4a on the agenda.

### 4. Reviews

#### a. TS-SGN-0524-00002, 444 E University Avenue

Jude Cook presenting. Formal review of a sign on the north elevation of the building that will replicate the original Time Market sign from the 1930s. Black and white pictures were shown of the original sign and the plans reflect the design and lettering. Attachment to the building will be different and more structurally sound. Attachment will not interfere with the stucco relief that is present on that elevation. One drawing showed the bottom sawtooth running backward from the intended implementation and that drawing needs to be corrected.

Glock motioned to accept the sign as proposed with a horizontal cantilever attachment as required to meet structural requirements that does not damage the existing stucco relief. Fajardo seconded. Motion approved 6-0.

#### b. SD-0424-00037, 548 E 1<sup>st</sup> St and SD-0723-00076, 926-930 N 2<sup>nd</sup> Ave

This is the discussion/review of the plans by Capstone Community Properties to move 5 historic bungalows to these addresses.

Discussion opened with Scott Riggins, homeowner adjacent to 929 N 2<sup>nd</sup> Ave, expressing concern over the proximity of 4 planned parking spaces to his home. Mr Riggins was very concerned that the 18 foot alley width did not afford enough room for vehicles to make the 90 degree turn into or out of the allocated parking spaces and that his house would eventually be hit.

..... much discussion ensued....

Serra motioned that the ADA parking currently shown on Jacobus be moved to take the 2 north parking spots furthest from Jacobus and that the remaining 2 northern parking spots be turned 90 degrees to be entered from Jacobus. The ADA space that was on Jacobus could then be made into 2 parking spaces for a total of 6 parking spaces on the southeast corner of the property and 2 parking spaces on the northeast corner of the property. All but the ADA spot would then be entered from Jacobus, which has adequate width for turning 90 degrees.

Fajardo seconded. Glock objected and after further discussion, the motion passed 5-1.

Discussion moved on to Noel Griemsmann describing the plans for each bungalow.

Relocation of 812 E Speedway: All existing security screens, window A/C units to be removed. Original windows and doors to be repaired and painted. All chimneys to remain whether functional or not. Truss structure supporting porch roof will be braced and moved with the bungalow in tact and new porch & pillars will be built at new location.

Glock motions to approve as presented. Serra seconded. Motion carried 6-0

Relocation of 814 E Speedway: Same plans for doors, windows, chimneys as with 812 E Speedway. New stem walls to be built at new location and existing volcanic stone will be used as non-structural veneer to match original appearance.

Serra motions to approve as presented. Glock seconds. Motion approved 6-0.

Relocation of 818 E Speedway: Concern expressed that unique main chimney be rebuilt to match the design & shape of the original. River rock will have to be taken apart and re-assembled on site.

Turner motions to approve as presented with the request that more detail be added to the drawing to reflect that chimney will be restored to original external appearance. Serra seconded. Motion approved 6-0.

Relocation of 1036 N Euclid Avenue: Mr Griemsmann explained that the non-original door on the east elevation will be restored to a window. Roof and eaves will be structurally supported for the move without being removed.

Turner motions to approve as presented. Glock seconds. Motion approved 6-0.

Demolition of non-contributing addition to 929 N 2<sup>nd</sup> Avenue: Photographic evidence was presented to the board that the original east elevation that was covered by the addition had 3 windows that matched the triplet windows in the same interior room on the north elevation. Once, addition is removed, windows will be restored to original design/appearance.

Turner motions to approve. Serra seconds. Motion approved 6-0.

Relocation of 1040 N Euclid Avenue: Glock motions to approve as presented. Spetnagle seconds. Motion approved 6-0.

## **5. Staff Updates – Information only**

Jodie asked that the board members try to make time to look at the relevancy guidebook that she referenced in her 10 June email to us. The guidebook that is published online (<https://www.landmarks.org/introducing-the-relevancy-guidebook/>).

Also, Jodie will be out of the office from June 25<sup>th</sup> thru July 10<sup>th</sup>.

## **6. Future Agenda Items**

Capstone will be back for a courtesy review of the main project at our July meeting.

## **7. Adjournment**

Meeting adjourned at 7:57 pm.

-Rick McDonnell (acting secretary)