



**West University Historic Zone Advisory Board
LEGAL ACTION REPORT/Meeting Minutes
Tuesday, July 16, 2024
Virtual Meeting**

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), Manny Aquino, Sonya Stevens, Noel Griemsmann, Roger Brevort, Brad Bane, Jason Jones, Parker Kinzer, Sam Ireland, John Ash

2. Approval of Minutes— June 18, 2024

Serra motions to approve. Glock seconded. Approved by roll call vote 6-0.

3. Call to the Audience

None.

4. Reviews

a. 835/837 N 1st Avenue, SD-0324-00028

Exterior rehabilitation, windows, mechanical equipment, walls.

Full Review/Contributing Resource

Glock motioned to accept the rooftop HVAC unit, mechanical units on the north and west elevations, and the electrical panels as presented, replace the 1st story windows with wood or metal clad double hung dual pane windows to mimic the original view of the property, use stucco for the final treatment of the pop outs on the south and west elevations that does not match the stucco of the original house, basement windows to single light wood or metal clad dual pane awning windows that have functional egress, and water heater enclosures to be painted to match house color. Turner seconds. Motion approved 6-0.

b. 812 E Speedway Boulevard, SD-0624-00061

New construction

Courtesy Review/Contributing Resource

Main comments from board were that the mass of the building behind the existing bungalows is making the historic bungalows look fake or even silly. No real attempt has been made to consider making them look to be part of the design. Also there was discussion on window material. Drawing indicated vinyl but presented said fiberglass

was being considered. Material and rationale for its suitability should be discussed in formal review.

As this was a courtesy review, no motion was made.

- c. **1030 N Euclid Avenue, TC-DMO-0624-00121**
Demolition of rear addition
Full Review/Contributing Resource

Demolition of rear addition. Turner motions to approve as presented. Serra seconds. Motion approved 6-0

5. Staff Updates – Information only

None.

6. Future Agenda Items

Planned formal review of the new construction on the SE corner of Speedway and Euclid.

Discussion took place regarding emergency reviews for repair of storm damaged roofs/shingles. Provisions exist in the code that allow for expedited reviews in such cases. UDC 5.8.8.c.1.b still requires that even like for like emergency repairs still require a minor review. Filling out a permit application and sending an email requesting an expedited review process to Jodie would allow for a much faster timeline. There was some discussion about petitioning for a change to the code to bypass the minor review for emergency repair all together.

7. Adjournment

Meeting adjourned at 7:47 pm.

-Rick McDonnell (acting secretary)