



West University Historic Zone Advisory Board  
Tuesday, September 17, 2024, at 6:00PM  
Virtual Meeting  
**Meeting Minutes/Legal Action Report**

**1. Call to Order/Roll Call**

Meeting Opened 6:01 pm

Board Members Attending: McDonnell, Spetnagle, Glock, and Stoner

Guests: Maria Gayosso (Acting for COT HPO), Wade Accomazzo, Tom Warne

**2. Approval of Minutes – July 16<sup>th</sup>, 2024**

Glock motions to approve the minutes as submitted. Spetnagle seconds. Minutes approved by roll call vote 4-0.

**3. Call to Audience**

There was no call to the audience.

**4. Reviews**

**a. SD-0824-00073/CE-VI00223-1669, 819 N Euclid Avenue**

Wade Accomazzo presenting. Code violation. Significant external work performed without historic review in advance. Wade described work performed to initially address roof leaking that then escalated into replacing all windows. Many of the previous windows were vinyl so the exact style of the original wood windows is not precisely known. All new windows except on top floor were replaced with single hung double pane vinyl windows. Windows on top floor were steel casement windows that were replaced with vinyl sliders. Attempt made to match the mullion pattern of the casement windows with frames internal to the double pane glass. All window openings were unchanged. Roof work was essentially replaced in kind. Exterior fascia was repaired, and all exterior wood was stained.

Board discussion was that the roof and wood repair would have been approved if it had been reviewed in advance. Vinyl windows are not permitted in West University Historic Zone per guidelines and would have been denied. Replacing casement windows with sliders would have been denied. Also, since the mullions are internal to the window, they are not noticeable from the street. The top floor has lost its historic appearance.

Glock motions that: All windows on 1<sup>st</sup> and second floors should be double or single hung wood or aluminum clad.

Third story windows should be casement type that matches previous appearance and be made of steel, wood, or aluminum clad wood. Mullions should be external. All roofing and exterior facia work approved as presented.

Stoner seconds. Motion approved 4-0

**b. SD-0924-00087, 845 E University Blvd**

Tom Warne presented plans for new storefront in Main Gate. Intended as a courtesy review, but board discussion was that the plans as presented were sufficiently complete and acceptable.

Glock motioned that the reviewed this project as a full review and that material be recommended for approval as presented. Spetnagel seconds. Motion approved 4-0.

**5. Design Guidelines**

McDonnell updated Maria Gayosso on where the board stood on the next steps for the design guide updates. Board approved all the comments to the document at the last meeting. Next step is for COT HPO to get the mark ups to the TPCHC PRS for review and comment and to schedule such a review on an upcoming PRS agenda.

**6. Staff Updates**

Maria explained that she is in an acting position supporting the city Historic Preservation Office while a search for Jodie Brown's replacement is conducted. Probably until the end of the calendar year.

Maria also informed the board that during this transition period, the city will look to deconflict the monthly WUHZAB and Amory Park HZAB meetings. She or Michael will be polling members of both boards to find alternative meeting dates/times.

**7. Future Agenda Items**

None.

**8. Adjournment**

Meeting adjourned at 7:17 pm.

-Rick McDonnell (Acting secretary)

