



West University Historic Zone Advisory Board
Tuesday, February 25, 2026, at 3:30PM
On-Site Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting was called to order at 3:30 pm.

Board Members in Attendance: R. McDonnell, J. Glock, L. Spetnagle, and G. Stoner.

Board Members Absent/Excused: None

Staff in Attendance: M. Taku, D. Aranda and S. Meggison (Planning and Development Services Department [PDSD])

Guests in Attendance: Ross Valenzuela and Carl Kaufman (Core Construction) and Joel Ireland (Property Owner)

2. Call to Audience

None

3. Review and On-site Visit

**a. SD-0226-00017/SD-0723-00076/TC-RES-0825-04240/TD-DEV-0723-00304
925 N Jacobus Avenue (formerly 818 E Speedway)**

This item was continued from the February 10, 2026, meeting. It is a request to revise a previously approved design package. Revised plans would include replacing existing damaged wood siding at north, south, and west facades with stucco to match that of the existing house. The wood siding is not salvageable due to severe water damage. Stucco joints would be utilized and placed to define areas where new stucco meets new. Windows along the north (secondary) façade would be replaced and non-original window openings would be modified. A revision to the plan for the east façade is also proposed. Instead of removing the original second entry door as previously approved, the applicant proposes to retain the original entry and repair/restore it. On February 10, 2026, WUHZAB voted to continue the item to a future meeting and hold an in-person review on site.

Full Review/Contributing Resource

Staff Contact: Desiree Aranda, Historic Preservation Officer

Staff Aranda introduced the project and summarized the actionable items before the board. Ross Valenzuela and Carl Kaufman from Core Construction presented an overview of the project, clarified points and answered questions. Discussion was held on the proposed revisions to the previously approved design package.

Action was taken.

Motion 1: G. Stoner motions to recommend approval of the proposed modifications on the north façade with the following conditions:

- (1) At the western-most bay of the north façade, reduce the number of windows to three, as presented on the plans.
- (2) Remove bead board and stucco to match the existing house, using control joints to define the areas between old and new, as presented on the plans.
- (3) Window header and sill heights to match those of the existing windows at the easternmost bay of the north façade.

The motion was seconded by J. Glock.

No discussion.

The motion passed unanimously by a roll call vote of 4-0.

Motion 2: R. McDonnell motions to recommend approval of the proposed modifications on the west façade as presented with the following conditions:

- (1) The two windows at the southernmost bay of the west façade to mirror the header and sill heights of the existing windows along the same façade.
- (2) Plans to show the proposed replacement of existing door with a new wood door and iron security door.
- (3) Replace existing damaged bead board with stucco, up to the existing woodwork at the gable end, and utilize control joint to differentiate between old and new stucco, as presented on the plans.
- (4) At northernmost bay of the west façade, reduce the number of windows from four (existing non-original) to zero, deleting the proposed single window that is proposed in the plans presented.

The motion was seconded by L. Spetnagle.

No discussion.

The motion passed unanimously by a roll call vote of 4-0.

Motion 3: R. McDonnell motions to recommend approval of the proposed modifications on the south façade with the following condition:

- (1) Replace existing damaged beadboard with stucco at the westernmost section of the south façade.

The motion was seconded by L. Spetnagle.

No discussion.

The motion passed unanimously by a roll call vote of 4-0.

Motion 4: J. Glock motions to recommend approval of the proposed modifications on the east (front) façade as presented with the following conditions:

- (1) Retain the original second entry, located to the west of the main entry, and repair/restore it, rather than changing it to a large picture window as approved originally.
- (2) Replace the existing non-original wood door at the secondary, westernmost entry to mimic the main door in style and design.

The motion was seconded by L. Spetnagle.

No discussion.

The motion passed unanimously by a roll call vote of 4-0.

4. Adjournment

Meeting adjourned at 4:12 p.m.