West University Historic Zone Advisory Board
Tuesday, August 17, 2021, at 6:00PM
Virtual Meeting
**Meeting Minutes/Legal Action Report**

1. **Call to Order/Roll Call**
   Meeting Opened 6:05 pm
   Meeting Secretary: Hazelbaker
   Board Members Attending: Besenick, Hazelbaker, McDonnell, Serra and Turner

   Guests: Jodie Brown (COT PDSD), Chris Minniti, Wendy Trush (KMS Enterprises), Rodger Brevoort, Joel Ireland, Noel Griesmann, Bert Kempfert, Brad Bane, John Ash, Nick Wood, Davis Maxwell, Ken Scoville, Kathy Bell

2. **Approval of LAR/Minutes—July 20, 2021**
   Hazelbaker motioned to approve. Besenick-Larson seconded. Motion approved unanimously by roll call.

3. **Call to Audience**
   None.

4. **Reviews**

a. **HPZ- 21-002, 110 E Speedway Boulevard (T20CM07478)-Zoning Violation (T20DV07827)**
   Rehabilitation without historic review/approval: replacement doors and windows, enclosure of some windows, re-stucco, exterior light fixtures, roof mounted HVAC, new electrical panel, replacement of fascia, new support members at front porch, new chain link/wooden fence, asphalt shingles roofing material
   Full Review/Contributing Resource

   Presentation by property owner, Wendy Thrush
   Discussion was held.

   The Board members comments were as follows:

   A. The type of stucco being used was brought up and if it was appropriate over brick application
   B. Discussion about wood fence and porosity, and it remaining unpainted
   C. Previously the 2 infilled windows will have opening brought back and new window will be put in place to sit in the same plane as the rest of the windows.
   D. Large window opening on South side to be more in line with original window condition
   E. Remove vertical support at North Elevation entry above existing beam to be removed.

Serra motioned to approve with the following conditions: Previously covered windows will have new windows installed so that they will fall into the same plane as existing windows and a matte black surface will be painted on the surface that sits behind the windows. The large window on the Southern elevation will be changed to 3 double hung windows to match original configuration and condition. The vertical post above beam at front entry will be removed to match original condition.

Hazelbaker seconded. Motion approved unanimously by roll call.

**b. 812, 814, and 818 E Speedway; 1036, 1040-1050, 1052 N Euclid – Courtesy Review**
Relocation/demolition of 6 houses for proposed new construction.
Courtesy Review/Contributing Resources

Presentation by Nick Wood (Attorney) and Rodger Brevoort (Historic consultant)
Discussion was held.

The Board members had several questions, concerns, and comments of the proposed project.

A. Clarification on the relocation of the 5 historic homes and that when they land on the new home sites, they will become the responsibility of the property owner.
B. Clarification on the orientation of homes that will be moved and their relationship to the site. They will be oriented such that in a way that the "front" of the homes will face a street or alleyway.
C. Board will look at the project as a whole – Board can make 3 motions if they choose – one for historic home relocation, one for historic home rehabilitation, and one for proposed project on existing site. Conversation among board, developer and law firm about whether this should be reviewed as one project.
D. The Board had no comments on the presentation of the proposed development at this time.

**5. Board Election**
Serra motioned to nominate Richard McDonnell as Chair, Hazelbaker Second.
Motion was approved unanimously by roll call.

**6. West University Historic Preservation Zone (WUHPZ) Design Guidelines**

**a. Discussion on revisions to the existing WUHPZ Design Guidelines**
Ongoing discussion.

**7. Staff Updates—Information Only**
With the increase of the Delta variant, the Board will continue to meet virtually.

**8. Future Agenda Items**
812, 814, and 818 E Speedway; 1036, 1040-1050 will be on the agenda for the next meeting

**9. Adjournment**
Hazelbaker motioned to adjourn. Serra seconded. Motion approved unanimously by roll call. Meeting adjourned at 8:04 pm.