



Barrio Historico Historic Zone Advisory
Board Monday, November 14, 2022, at
4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Grace Schau Mary Lou Heuett, Philipp Neher (Co-Chair), and Paolo DeLorenzo (Co-chair arrived at 4:16 PM).

Members absent: Paul Horbatt. A quorum was established, and the meeting was called to order at 4:04PM.

Guests present: Jodie Brown (PDSD), Nick Triphan, Glen White and Mona Treadway.

2. Approval of LAR/Minutes – November 7, 2022

A motion to approve the minutes and Legal Action Report of November 7, 2022, was made by Heuett and seconded by Schau. The motion was approved with a vote of 3-0.

3. Call to the Audience

None.

4. Reviews

- a. **HPZ 22-075, 86-92 W Simpson (T22SA00488/T21CM00769)**
Construction of a detached carport and storage unit.
Full Review/Contributing Resource

The project was presented by Nick Triphan.

The board had a number of questions about the project.

- Has work taken place at the site already?
 - Yes, we are replacing the corrugated metal fence with a solid wall.
- Are you installing a gate?
 - Yes.
- What type of windows are you installing? Are they sliders?
 - They are casements.
- What is the setback?
 - 5' off the rear, 3' from the sides and 31' from the street
- Are you requesting a waiver for the setback?
 - Yes, for the rear. We need 10'.
- Which contributing properties were in the Development Zone?
 - 396 is across the street to the south.
- How high will the gate be?
 - Under 6'.

- Are there any references for the carport with storage?
 - No.
- Why did you put the windows on the north side versus the side of the storage building?
 - To be able to look out, there is nothing to look at on the sides.
- Where will the utilities be located?
 - The electric is underground and there is no water.
- Would you mind if the windows were located on the side?
 - It would take away an area to hang tools over the work bench. We have the interior laid out.
- Look at the windows on the main house and their proportion. The carport looks like a little casita with a large porch. There is no reference for it in the district.
 - Do you want us to match the larger windows on the main house? Any objection to a larger sliding door at the front? (Proportion is key.)
- Have you considered metal siding rather than stucco?
 - Feels like it would stick out and not blend in with the property.
- Would it be a masonry or frame structure? Also, a weep screed is not appropriate. And is there a step up into the structure?
 - It would be frame and there would be not steps into the structure.
- How are your columns constructed?
 - Frame.
- Do you know of any other properties in the Development Zone that have rough sawn beams?
 - Don't know.
- I object to the building being out of character to the ones shown in the photos provided, the windows and doors are out of proportion, and it is frame and stucco which is not characteristic of the neighborhood. Since it is an accessory building, if it were frame, it would be clad in metal or wood.
 - If it were block but matched the primary residence, would it be OK? (Also concerned about matching the main house.)
- I would recommend exploring something lighter than the proposed rough sawn beams.
- I would also recommend that the proportion of the windows are evaluated.
- You should revisit the Development Zone for examples.

Motion: It was moved by Heuett to recommend a continuation. Delorenzo seconded the motion. The motion passed by a roll call vote of 4-0. (Horbatt absent)

5. Staff Updates—Information Only

Board members requested that future agendas allow for staff and advisory board members to provide updates.

6. Adjournment

A motion to adjourn the meeting was made by Neher and seconded by Heuett. The motion was approved by a vote of 4-0. The meeting was adjourned at 5:12PM.