



Barrio Historico Historic Zone Advisory Board
Monday, April 21, 2022, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Paolo DeLorenzo (Co-Chair), Philipp Neher (Co-Chair) (arrived at 4:02PM), Paul Horbatt, Grace Schau and Mary Lou Heuett (arrived at 4:21PM). A quorum was established, and the meeting was called to order at 4:01PM.

Guests present: Jose Gonzales, Daniel Tapia, Robert Moreno, Hector Gomez, Jesus Robles, Bob Lanning, Stephen Curti, and Israel Navarrette.

2. Approval of LAR/Minutes – February 17, 2022

A motion to approve the minutes and Legal Action Report of February 17, 2022, was made by DeLorenzo and seconded by Schau. The motion was approved with a vote of 3-0.

3. Call to the Audience

None.

4. Reviews

a. HPZ 22-009, 414 W 18th Street

Master bedroom addition, restucco exterior, replace windows.
Full Review/Contributing Resource

Jose Gonzales presented the project.

The board members had several questions about the proposed project and the revised plans.

- Curious about the drainage for the roof.
 - There would be a cricket where the new and the old roof meet and then the water would be directed down with a downspout.
- Will the cricket be visible? You look for different solutions for the cricket.
 - We will have to view photos to see if there are any obstructions blocking visibility of the downspout.
- Roof form is not something that you would have seen historically in the Barrio.
- Does the existing roof line get too low if you continue the slope?
 - Yes.
- The roof form is odd for Barrio.
 - We could try raise the roof with a parapet.
- You could set back the addition on the east which would create a visual break. It would only have to be a few inches.
- Explain the windows on the west façade.
 - It is only the kitchen and bathroom. This façade faces the wall of the neighboring house.
- Why are you using that type of window?
 - They are the same size as the ones previously used on the house, 3'x18".

A motion to continue was made by Neher and seconded by DeLorenzo to continue the project with the following conditions, make the window proportions compatible with the Development Zone, distinguish more clearly the old and the new—roof form, building alignment and material,

and investigate the original stucco. The motion was seconded prior to the conditions being stated. It was determined that the motion should be withdrawn and restated fully to allow a second after all the conditions are listed.

A motion to continue was made by Neher with the conditions that the plans are revised at the next meeting to include that the window proportions are reviewed and made to be compatible with the Development Zone, to distinguish the old and the new—roof form, building alignment and material, investigate the original stucco texture, follow the US Secretary of the Interior's Standards for Restoration, and set the windows to the inside. The motion was seconded by DeLorenzo. The motion to continue was approved by a vote 5-0.

b. HPZ-22-017, 492 S Convent Avenue

Demolition of wood frame additions (enclosed porches)/renovation and reinforcement of adobe structure/ masonry addition
Full Review/Contributing Resource

Jesus Robles presented the project.

The board members had several questions about the proposed project and the revised plans.

- Concerns about the windows on the north elevation.
 - We can set them back in the wall plane.
- Concern about distinction between new and old.
- What is the fireplace?
 - It is a kit. We would plaster over it to match.
- What is the name of the kit?
 - Fire Rock kit, it is noted on the plans.
- Does it come with a flue?
 - It comes with modules that you can stack.
- Concern about the horizontal windows on the north side.
- The exterior is lime stucco?
 - Yes, to match the existing.
- Are you doing a protruding concrete sill on the new construction?
 - We had not gotten that far on the design. The front windows do not have a sill.
- When was the addition done?
 - In the 1919 Sanborns the area of the addition shows as an open porch and by 1947 it was enclosed.
- Is all considered historic?
 - The period of significance for the district is 1948, so yes this would be considered historic.
- Can this board decide on the demo or is there another entity that would evaluate the demolition beyond PRS and PDSD?
 - Per UDC 5.8.10, it appears that it allows for the demolition of discrete portions of the building.
- Is it a gable roof on the eastern portion and where will the water shed to?
 - Yes, it will drain on to her property.
- Maybe the height of the window on the north elevation should be increased to compensate.
- Concern about whitewashing the building and eradicating the quaintness.
- Could do a control joint between the new and the old but it would need to be hidden.

A motion to continue was made by Schau with conditions that the plans are revised for the next meeting to include a distinction between the old and the new on the west side and review of the window proportions is completed to get as close as possible to the original sizes on the north façade of the proposed kitchen. Heuett seconded the motion. The motion passed with a vote of 5-0.

c. HPZ- 22-019, 136 W Simpson Street
Remodeling, addition, and shade structure
Full Review/Contributing Resource

The project was presented by Bob Lanning and Stephen Curti.

The board members had several questions about the proposed project and the revised plans.

- Will the rear addition be stuccoed to match the bathroom addition?
 - Yes.
- Will you continue the belt course on the addition?
 - Yes.
- Will the color of the addition match the color used on the existing addition?
 - We like the color. We should keep it.
- Would you create a belt course on the existing addition?
 - No.
- Could you provide a barrier to protect the brick and the rock where the addition will connect?
 - We could look at that. We could fir out the wall and protect it.
- How will you treat the weep screed?
 - Keep it as low as possible.
- Are you changing any other windows?
 - No, only losing windows on the previous addition.
- Are you keeping the windows on the east side?
 - Yes.
- Could you construct the addition out of block? We are concerned about the weep screed.
 - We could.
- Concerned about the iron railing on top of the shade structure. It is intrusive.

A motion to continue was made by Neher with the condition that the plans are revised for the next meeting to include that the construction should be changed to block, that the addition is built so the original materials are protected and can be restored, that the belt course and segmental arch over the windows is eliminated on the addition, that the spiral stair and railing are eliminated unless there is a precedent in the Development Zone and that the porch is attached to the house unless there is precedent in the Development Zone. The motion was seconded by DeLorenzo. The motion was approved by a vote of 5-0.

5. BHHZAB Design Guidelines Discussion

This item was trailed for discussion at a following meeting.

6. Staff Updates—Information Only

Staff provided updates on in-person meetings and the next stakeholder meeting.

7. Adjournment

A motion to adjourn the meeting was made by DeLorenzo and seconded by Heuett. The motion was approved by a vote of 5-0. The meeting was adjourned at 6:14PM.