



Barrio Historico Historic Zone Advisory Board
Monday, May 8, 2023, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/ Roll Call

Members present: Grace Schau, Paolo DeLorenzo (co-chair), and Mary Lou Heuett. A quorum was established, and the meeting was called to order at 4:00PM.

Guests present: Jodie Brown (PDSD)

2. Approval of LAR/ Minutes – April 10, 2023

A motion to approve the minutes and Legal Action Report of **April 10, 2023**, 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. **427 S Elias Avenue/ SD-0423-00041, TC-RES-1122-01099**
Construction of a one-story addition.
Full Review/ Contributing Resource

Hoge Day presented the project on behalf of the property owner.

The advisory board members expressed concern about the height of the proposed addition and relationship to the existing building. They commented that the new addition dominated the existing structure.

Fenestration is not consistent with the Barrio. Transoms over double hung windows and clerestory are not found in the Barrio. Skylights should be considered for light as they are not visible from the street.

The neighborhood is primarily masonry and new construction should be similar.

Board members had several questions.

- The new construction should be differentiated from the old.
 - Windows help differentiate.
- Where is your HVAC located?
 - We planned on using mini splits on the roof but could hide them on the lower level.
- Is the new roof draining on the historic roof?
 - We would be using gutters.
- Will be able to see the gutters?
 - Yes
- Any thoughts on the tile roof? The tile makes it look heavy.
 - There are other tile roofs in the Development Zone.
- What are the porch posts?
 - They will be either 4x6 or 6x6 posts.
- Are the windows and doors wood?

- Yes
- Is it possible to eliminate the first two clerestory windows and place a skylight in that location?

A motion was made by DeLorenzo to continue the project. He recommended that the plans are revised to show solid CMU or masonry construction, solve the clerestory issue with skylights on the west (front) elevation, reconsider the transoms above the double hung windows in the rear, change the roofing material to corrugated in lieu of the red tile and complete a study of the 45° corner at the southeast corner. DeLorenzo also noted that the setback waiver and the height were acceptable. Heuett seconded the motion.

The motion passed with a vote of 3-0.

5. BHHZAB Design Guidelines Discussion

This item was trailed to another meeting. The board members decided to schedule a special meeting on June 5th to discuss the design guidelines.

6. Staff Updates—Information Only

None.

7. Adjournment

A motion to adjourn the meeting was made by Heuett and seconded by DeLorenzo. The motion was approved by a vote of 3-0. The meeting was adjourned at 4:59PM.