



Barrio Historico Historic Zone Advisory Board
Monday, July 11, 2022, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Grace Schau, Paolo DeLorenzo, Mary Lou Heuett, Philipp Neher, Paul Horbatt.
A quorum was established, and the meeting was called to order at 4:08 PM.
City Staff present: Wyatt Berger
Guests present: Noah Sensibar

2. Approval of LAR/Minutes – June 13 and 27, 2022

A motion to approve the Minutes for the June 13 and June 27 was postponed.

3. Call to the Audience

None.

4. Reviews

a. HPZ-22-052, 56 W Kennedy (T22CM03951)

Construction of a rear addition and porch.
Full Review/Contributing Resource/Estimated time: 30 minutes
Noah Sensibar presented the project.

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

- Is there corrugated metal siding on the relocated water heater?
 - Yes.
- Why did you choose corrugated metal siding?
 - We chose corrugated metal siding to break up the texture and eliminate any confusion between historic and new construction.
- Are you proposing CMU blocks covered with stucco?
 - Yes.
- Can the water heated be incorporated into the new addition using a different material?
 - Yes, we are open to other material options.
- How are you treating new windows?
 - We are proposing double-hung wood-sash windows with wood doors as well.
- Is the smallest window on the existing west façade being replaced?
 - Yes, the existing window is metal framed and will be replaced to match the other existing windows on this façade.
- Are those divided-lite windows at the top of the west elevation windows?
 - Yes.
- Are you proposing concrete sills on the new windows?

- Yes.
- Are you opposed to integrating the water heater into the stucco, and aligning the proposed porch with the existing house?
 - No, we are not opposed.

Neher made a motion to recommend approval of the project with the following conditions: 1) require the eave of the proposed construction to match the eave of the existing house; 2) widen the proposed porch to make it a simple rectangle; 3) ensure the new porch is slimmer than the existing addition on both sides; and 4) match the existing setback on the west side. The motion was seconded by Schau and was approved by a vote of 5-0.

5. BHHZAB Design Guidelines Discussion

a. Review of pages 1-14 of the draft design guidelines

It was proposed to do a second monthly meeting to discuss the design guidelines. Schau made a motion to postpone the design guidelines discussion to July 25 at 4:00 PM and DeLorenzo seconded. The motion was approved by a vote of 5-0.

6. Staff Updates—Information Only

None.

7. Adjournment

A motion to adjourn the meeting was made by Neher and was seconded by Heuett. The motion was approved by a vote of 5-0. The meeting was adjourned at 5:00 PM.