



Barrio Historico Historic Zone Advisory Board  
Monday, June 12, 2023, at 4:00PM  
Virtual Meeting

## Meeting Minutes/Legal Action Report

### 1. Call to Order/Roll Call

Members present: Grace Schau, Phillip Neher (co-chair), and Mary Lou Heuett. A quorum was established, and the meeting was called to order at 4:15PM.

Guests present: Jodie Brown (PDSD), Roman Sainz, Rachel Serra, Bobby Otero, and Noel Hennessey

### 2. Approval of LAR/Minutes – June 5, 2023

A motion to approve the minutes and Legal Action Report of June 8, 2023, was made by Neher and seconded by Heuett. The motion was approved with a vote of 3-0.

### 3. Call to the Audience

None.

### 4. Reviews

#### a. 746 S Osborne, TP-PRE-0523-00212

Garage addition, guest house addition, renovation of existing carriage house  
Courtesy Review/Contributing Resource

Roman Sainz presented the project. The owner wants to make changes to the elevations of the carriage house. They would like to surround the building with masonry. Adobe would be on the interior behind glass. They would also modify the fenestration on the building which would include eliminating the window on the north façade due to its proximity to the property line and installing a garage door on the south side. Other changes include a garage and guest house addition to the main house.

The board members reviewed the information and had several questions/comments.

- What's the construction method?
  - CMU
- We will be adding awnings to the exterior doors on the east elevation.
- Are there sliding glass doors on the rear?
  - Yes, they are on the existing house.
- Will the sliders be visible from the street?
  - They will face Osborne.
- What is the material of the garage doors?
  - The carriage house will have glass garage doors (steel with little segments of glass). We are open the material for the tandem garage.
- On the original house, were sliders originally approved?
  - Not sure.
- Sliding glass doors and windows are out of character.

- In regard to surrounding the adobe with CMU, it is not appropriate.
- Drawings should show relationship of surrounding structure, including neighboring properties, and how they relate to each other.
- If you are changing openings on an elevation, you should show the existing and the proposed.
- Garage doors should not look like garage doors. Glass garage doors are not in character for the district.
- How wide is the opening on the carriage house?
  - 8'
- French doors or barn style doors on the carriage house could be acceptable.
- Square windows should be in proportion to double hung.
- Sliding glass door should be French doors.
- If you are requesting a waiver for the setback, show what is going on with the neighbors in the Development Zone.
- Is the north elevation blank?
  - Yes
- Prefer that windows on the carriage be maintained, you should check on fire requirements.
- What is the line at the base of the building?
  - Delineating CMU from the base.
- Would recommend that you look at other properties in Development Zone and look at massing and site utilization.
- Where is the pool going to go? It should be included on the site plan.
- Any perimeter walls will also need to be reviewed and should be included in the plans.
- Would recommend another courtesy review.

No action was taken as this was a courtesy review.

**b. 500 S Convent, SD-0623-00062**

Porch with deck and roof repair

Full Review/Contributing Resource

Rachel Serra presented the project.

The board members reviewed the information and had several questions/comments.

- Why are you not using adobe for restoration and stabilization?
  - It wouldn't have stability. The CMU would be floating on its own and make a stronger connection.
- Why do you need a transom?
  - There is not a ton of light and it replicates the transoms in the front of the house.
- Will you be keeping the historic door?
  - They are already gone.
- Will the concrete sill be replaced to make it look consistent?
  - Yes.
- Will they be precast?
  - Likely yes.
- Will the columns be tube steel?
  - Yes.
- Decorative columns at the front are original and common in the area.
- Is it possible to do something more calm with the solar panels?
  - Solar will be completed under a separate permit that will require a Minor review.
- Why are you proposing a shed roof rather than a hipped roof for the porch?

- It is pretty normal for the neighborhood.
- No one has a transom all the way to the roof, it should be reconsidered.
- Why do you have a guardrail?
  - There is a 3' drop.
- Are you restoring the chimney?
  - Yes, we are repairing and repointing it.
- It is not apparent why you have to cut into the existing eave for the rear porch.
- Where is the heating and cooling located?
  - It will be going inside the yard on the ground.
- What about the gates at the front?
  - They will be reused at the rear as shown on the plans.

Heuett made a motion to recommend approval of the project with the following conditions.

- The Development Zone map is revised;
- The front porch posts are replaced in-kind;
- The shed roof at the rear is placed under the eave;
- The transoms at the rear should replicate the transoms at the front façade; and
- The solar panels are designed so they are not visible from the street or the placement is less busy.

The motion was seconded by Schau and passed with a vote of 3-0.

#### **5. BHHZAB Design Guidelines Discussion**

Schau updated the board on the progress of editing the design guidelines. She indicated that she would break it up into sections to edit. Once complete, she would forward the sections to the board members.

#### **6. Staff Updates—Information Only**

Staff provided an up on the new director, Kristina Swallow.

#### **7. Adjournment**

A motion to adjourn the meeting was made by Neher and seconded by Heuett. The motion was approved by a vote of 3-0. The meeting was adjourned at 6:01PM.