



El Presidio Historic Zone Advisory Board  
Monday, January 29, 2024, at 6:00 PM  
Virtual Meeting

**Meeting Minutes/Legal Action Report**

**1. Call to Order/Roll Call**

Members present: Susan Aiken, Ilya Sloan, Alex Oberlick, Anita Rankin, Christopher Domin, Siri Trumble, and Halley Freitas. A quorum was established, and the meeting was called to order at 6:02 PM.

Guests present: Shelia Millette and Alex Enoch

Staff present: Jodie Brown (PDSD)

**2. Approval of LAR/Minutes – December 5, 2023**

A motion was made by Sloan and seconded by Domin. The Minutes/LAR for December 5, 2023 were approved with a vote of 7-0.

**3. Call to the Audience**

None.

**4. Reviews**

**a. SD-0523-00060, 329 W Franklin Street (continued)**

Conversion of detached garage to medical kitchen.  
Full Review/Non-Contributing Resource

The project was presented by Alec Enoch on behalf of the property owner Shelia Millette.

The board members had a questions and comments about the project.

- If the equipment was on the opposite side of the roof, would it be visible from the street?
  - Possible but the faux brick would disguise it.
- What are the heights of the faux chimney?
  - 12' and 13'6"
- Have to question which is worse.
- Helpful analysis to see other equipment in neighborhood. What kind of precedent does it create?

- Scale of “chimney” overwhelms the building. In the neighborhood chimneys are slim.
  - We could shield one and we could make sure the tallest one is further to the east, so it is further from the street.
- Do you have to have downward draft?
  - Yes
- Are these the only options?
  - Yes
- Does evaporative cooler require a stand?
  - Yes
- Setting it back to the east is preferable. I think I lean to the side of not bothering with the faux brick.
- What is the diameter of the exhaust unit?
  - 30”
- What is the height of the exhaust unit?
  - 2’
- Is there an option to place unit on the ground?
  - Yes, then you can duct over. We have to maintain 12” on each side but it will be tight.
- A true street elevation is most helpful as it shows foliage, etc.
- Sounds like everyone agrees on 1) more foliage, but not palms; 2) moving the exhaust to the northeast corner; and 3) placing the swamp cooler on the ground and putting the duct through the wall.
  - We cannot put the duct through the wall, but we can move the exhaust 4’.
- What kind of distances between the two units?
  - 10’
- So, you cannot put equipment on the south side?
  - Correct
- I recommend painting equipment with no sheen.

A motion was made by Domin to approve the project as presented with the following conditions: a dimensioned roof plan is provided to show the location of the exhaust, that trees are placed in the site plan; the paint is specified; and all equipment is located to the north and the east as possible. The motion was seconded by Sloan.

During the discussion period, the property owner clarified an additional point of discussion that the make up air unit is located on the ground at the northeast corner. Both the motion maker and the seconder agreed to the amend the motion to include this condition.

Trumble noted that the paint on the unit should be powder coated, not reflective or a matte finish, muted color matching the roof. It was also noted that vegetation should be added to block views. Both the motion maker and the seconder agreed to amend the motion to include this condition.

The motion and the amendments were voted on and approved 7-0.

**5. Staff Updates—Information Only**

This item was not heard

**6. Adjournment**

The meeting was adjourned at 6:47PM.