



Barrio Historico Historic Zone Advisory Board
Monday, October 14, 2024, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 4:01 PM., and per roll, a quorum was established.

Board Members Present: Paolo DeLorenzo (Co-Chair), Phillip Neher (Co-Chair), Mitch Mackowiak, Darren Clark, Hope Hennessey and Stephen Paul.

Board Members Absent/Excused: Grace Schau.

Applicants/Public Present: Michael Taku and Maria Gayosso (PDSD), Bill Meyer, Mary Lynne Benhase, Chuck Meyer, Sherry Downer, and Brent Davis.

2. Approval of LAR/Minutes – September 9, 2024

A motion to approve the Legal Action Report and Minutes for the meeting of September 9, 2024, was made by DeLorenzo and seconded by Paul. The motion passed unanimously by a roll call vote of 6-0 [Schau absent].

3. Call to the Audience

None.

4. Reviews

a. 58 W Cushing Street, TP-PRE-1024-00235

Change of use and GFA addition/Office remodel/Demolition/New Fences.
Courtesy Review/Contributing Resource

Staff Taku presented background on the project and summarized the courtesy review.

Chuck Meyer architect, on behalf of the property owner, Sherry Downer presented the project. The proposed model design was to change from a dentist to a lawyer office. No changes in the building footprint. Demolition of a dilapidated circa 2003 addition. Use of last approved site plan. Mullions will be added to windows. Roof will be asphalt shingles. Use of same tiles that exist along Cushing street. A new fence is proposed.

Discussion was held. The board inquiry was related to and not limited to :

- Age of the building -1909 will prefer double hung windows; appears to be 1929 craftsman style design and construct is adobe.
- Fencing-Vertical or corrugated wrought iron.
- Roof-currently shake but will be replaced with asphalt shingles or metal roof are acceptable.
- No tiles in the front consistent with street, stucco to match building treatment.
- Fireplace with mantle recessed.
- No precedence for an outside chimney in the Development Zone (DZ).
- Color-blue and yellowish as existing within DZ
- Focus on contributing properties within the DZ.
- Influence of transom above the door.

- Door/windows to be wood.
- Windows to remain same size, proportion and style.
- Provide existing/new proposal for easy review.
- Define exterior lights.
- Provide DZ map.
- Provide historic images for context analysis and review.
- What is the precedent for this lite proportion/design in the development zone?
- What is the precedent for this material and finish in the development zone?

Note: Hennessey left the meeting at 5:30 P.M.

b. 582 S Main Avenue, SD-0924-00096

Replace windows, re-stucco, install gutters, repair porch and assorted paint work.
Full Review/Contributing Resource

Staff Taku provided background on the project.

Property owner, Mary Lynne Benhase presented the proposal and answered questions from the board.

Discussion was held. The board members focused on:

- all windows to be wood.
- checking with adobe specialist prior to stuccoing the adobe walls.
- Texture of stucco to be as close as possible.
- Integral color plaster paint will be preferred or non-synthetic. This process ensures that the color is consistent throughout the material, not just on the surface.
- Contact adobe whisper
- Stone foundation wall
- Use bricks not pavers

A motion was made by Paul to recommend approval of the project as submitted with the following conditions:

- that Integral color plaster be used considering its effect on adobe; Dryvit synthetic stucco is not recommended;
- that new concrete be used or red bricks, to replace the cracked and disintegrating existing front porch, concrete pavers presented is not recommended;
- that all windows and doors be wood, and,
- that using French drains, swales to redirect and manage water flow away from the house to landscapes areas rather than gutters.

The motion was seconded by Neher. The motion was passed with a vote of 5-0 (Hennessey absent)

5. BHHZAB Design Guidelines Discussion

Schau has the document on a new google link to the Design Guidelines. This link should be sent to staff for distribution to all members.

6. Staff Updates—Information Only

Historic staff Taku updated on 350 S Convent review-awaiting application action from previous review. PRS will hold one meeting in November and December respectively. Co-Chairs to take appropriate action to sign end of year summary report for city Clerk's Office, Boards and Commissions prior to deadline of 12-31-2024.

7. Adjournment

DeLorenzo motioned to adjourn, and Paul seconded. The motion passes with a vote of 5-0. The meeting was adjourned at 6:14 PM.