



Barrio Historico Historic Zone Advisory Board
Tuesday, January 28, 2025, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 4:06 PM., and per roll call, a quorum was established.

Board Members Present: Grace Schau (Acting Chair), Mitch Mackowiak, Hope Hennessey, Darren Clark, and Stephen Paul, Phillip Neher (joined at 4:10 PM).

Board Members Absent/Excused: Paolo DeLorenzo (Co-Chair)

Applicants/Public Present: Michael Taku (PDSD), Chuck Meyer (applicant, architect).

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

A motion to approve the Legal Action Report and Minutes for the meeting of December 9, 2024, was made by Member Darren and seconded by Acting Chair Schau.

The motion passed unanimously by a roll call vote of 5-0. (Member Neher was not in attendance during this agenda item).

3. Call to the Audience

None.

4. Reviews

- a. **SD-0125-00003/TC-COM-1224-02280/DP22-0071, 58 W Cushing Street**
Change of use and GFA addition/Office remodel/Demolition/New Fences.
Full Review/Contributing Resource/Estimated time: 30 minutes

Staff Taku presented background on the project, noting that two courtesy reviews had been done by the board on this application.

Chuck Meyer architect and the property owner, Sherry Downer presented the project.

- o Chuck noted that this is not a change of use, nor is the gross square footage proposed to change.
- o Presentation included changes made based upon the prior courtesy reviews from the BHHAZB, as follows:
 - The new parapets will step down towards the rear of the building.
 - New asphalt shingles
 - New site fence
 - Existing stucco to be patched to match and the new stucco will match existing
 - Existing doors to remain

- One new door
- Existing windows will be replaced
- New paint scheme
- New interior and exterior fireplaces
- New light fixtures
- New scupper profile
- Based on COT UDC requirements the privacy fencing around the patio has been removed.

- **Concerns:**

- Member Neher noted that photos from the applicant on the application were not from the designated Development Zone.
- Member Paul stated that substantively, it all works, and given the considerations from prior meetings, it meets the intent of the feedback from the prior meetings.
- Member Mackowiak stated that the frame and proportion of the proposed side lights may be inappropriate.
- After discussion, Chuck noted that the subject property was a boundary lot, which is how he concluded that he would use the photos of the precedent properties that he chose.
- Member Neher, upon further consideration, agreed with the applicant, nevertheless, some of his references fell outside of the development zone.

- **Specifications & Discussion of the Side Lights:**

- Member Paul stated that he would like to see a 6-inch frame, though he does not believe a 4-inch frame to be unreasonable, and asked the Board members to weigh in.
- Chair Schau agreed.
- Member Neher disagreed, and believed that the side lights should be slimmer, and pointed to Member Mackowiak's earlier comments.
- Member Clark agreed with Member Neher on this point.
- Chair Schau agreed with these points, and noted that the precedent examples had a transom, lending them more verticality than what is seen here, which may be affecting the design.
- Discussion and on-the-fly CAD changes were made, and upon review, a 3-inch frame appeared to be more historically accurate.
- Chuck asked if bringing a transom into the equation would help, and upon review, Member Neher believed that it may be appropriate, given that other doors on the structure do have historical transoms, and more light and compatible proportions could be achieved.
- Chuck showed an example of what this looked like, and the Board said it was beginning to look more appropriate.
- Staff Taku reminded the Board that it is not their role to design the building.

- **Motion:**

- Member Neher moved to approve the project as presented with the following conditions: that the window to the south is redesigned with a more vertical proportion overall, and the reduction of the width of the side lights to become compatible with the reference image. Add transom on the door to the south. The scuppers should be dark metal to match the color and material as the other elements in the building.
- Acting Chair Schau seconded the motion.
- The motion was not voted on yet, and Member Paul asked if further discussion could be held, and Staff Taku stated that, yes, further discussion was appropriate prior to the vote.
- Upon further discussion, Acting Chair Schau added that the window framing should be wood, not black fiberglass. Both motion maker and seconder accepted this amendment.

- **Voting Outcome:**

- The motion was voted upon by a roll call vote and passed unanimously 6-0.

5. BHHZAB Design Guidelines Discussion

Staff Taku recommended that the Board schedule a meeting to dedicate entirely to the review of the Design Guidelines. The tentative future date for that meeting was scheduled for February 17,

2025. Members were assigned specific sections to work. Staff Taku will forward the assignments to members.

6. Staff Updates—Information Only

Historic staff Taku updated on the position of Historic Preservation Officer. The decision is very close, and interviews have been done. They have given an offer, but it is just a matter of when he or she is going to accept and start the job.

7. Adjournment

Acting Chair Schau proposed a motion to adjourn, passing unanimously by roll call 6-0. The meeting was adjourned at 5:39 PM.