



Barrio Historico Historic Zone Advisory Board
Tuesday, February 10, 2025, at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 4:02 PM., and per roll call, a quorum was established.

Board Members Present: Paolo DeLorenzo (Co-Chair), Grace Schau, Mitch Mackowiak, Hope Hennessey, and Stephen Paul.

Board Members Absent/Excused: Darren Clark, and Phillip Neher

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

2. Approval of LAR/Minutes – January 28, 2025

Member Paul motion to approve the Legal Action Report and Minutes for the meeting of January 28, 2025, as submitted.

The motion was seconded Member Hennessey.

The motion passed unanimously by a roll call vote of 5-0. (Members Neher and Clark, absent).

3. Call to the Audience

None.

4. Reviews

a. TP-PRE-0125-00019/DP22-0071, 514 W 17th Street

Construction of an Accessory Dwelling Unit (ADU) in the front yard.
Courtesy Review/Contributing Resource/Estimated time: 30 minutes

[Note: Mitch Mackowiak recused due conflict of interest at 4:06 PM]

Staff Taku presented background on the project, noting that the Unified Development Code (UDC) prohibit accessory structures in the front yard. Staff clarified that a Board of Adjustment (BOJ) application will be submitted for a variance to this UDC provision. Staff provided applicant with information on the BOJ, staff person contact and online resources.

Silva Gustavo (architect), on behalf of the property owner, Michelle X Mackowiak, presented the project. The ADU will be in the front yard as the main house was constructed at the back of the narrow property and the front yard is the only logical buildable area that is available for additional development on this property.

Presenter described the site constraints, elevations, Development Zone (DZ), height of the

ADU as 14' 6" compared to the main house height of 15'5", roof type with wood gable ends, window materials, and the use of topography to minimize the ADU height effect from the front façade. Noted all doors and windows will be wood, windows will be double hung, and pink smooth stucco will be the wall material.

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

- Are references and addresses within the Development Zone (DZ) with front ADU?
 - No accessory structures to use as references.
 - Staff noted accessory structures are compared to accessory not main or principal structures.
 - An Expanded DZ may be considered
- Rhythm within DZ as some roofs are gable, parapet, and mixed types.
- Accessibility issue is encountered: design shows a side entry whereas within the block there are only front entrances.
- Materials should be compatible with the DZ.
- Height of proposed ADU 14'4" seem to overshadow the main contributing main house.
- Height measurement shows ADU tall than main house even with the use of topography and grade change.
- The ADU will be the tallest building on the block.
- Proposed ADU will screen the main house from the public view.
- The Design Guidelines call for wood and external grids in windows.
- ADU max 12' height requirement was discussed. Staff noted that per UDC, maximum height can be achieved by comparing or using existing height of accessory dwelling units within DZ.
- Roof slope and material was discussed and needs to be called out on plans and shown where such exist within the DZ.
- Research on precedent of ADU in the front yard within the DZ or Expanded DZ.

No action taken by the board.

[Note: Mitch Mackowiak return to the meeting at 4:44 PM]

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 position has been offered and in the process of background checks. The new HPO will start mid-March 2025.

7. Adjournment

Member Paul proposed a motion to adjourn and seconded by Member Hennessey. The motion pp, passed unanimously by roll call 5-0. The meeting was adjourned at 4:50 PM.