proposed parking pad looking to include the configuration, the amount of pavement, location and landscaping as well as further review of the awning component. The motion was seconded by Board Member Villegas, and it carried unanimously.

Item 4 1380 N Spring Street NHPD / PR-1AAA

Demolition

Non-Contributing Structure

Action taken: (Withdrawn by applicant.)

Item 5 1380 N. Spring Street NHPD / PR-1AAA

New Construction

Action taken: (Withdrawn by applicant.)

Item 6 6 - 11 E. Garden Street PHBD / C-2A

Contributing Structure

Action taken: Approved with abbreviated review.

Carter Quina (Quina Grundhoefer Architects) is requesting approval for exterior renovations to a contributing building. The existing building is proposed to become additional bar space for 5 ½ Bar and a new outdoor covered music venue for Vinyl Music Hall.

Board Member Yee recused himself since his employer was likely constructing this project. Mr. Quina presented to the Board and stated as they pulled the building apart, they were trying to ascertain if any of the old framing existed, and if it was easy to return to the transoms, they would prefer that, but at this point, they were proposing stucco over the new portion and exposing the piers consisting of historic brick. They would add storefront and two openings with the glass enclosed garage types since two thirds of the space would be used as an outdoor venue. He explained the windows were aluminum frame with impact-rated glass. All inappropriate exterior treatments would be removed. He advised they would remove the fire escape stairs, building a new steel stairway in the same place for the second means of egress for the upper floors.

Advisor Pristera addressed the horizontal parapet across the front in the old building and wanted to know if any of that material was still there; Mr. Quina advised if it was, they would retain it. He also indicated they would return with colors and signage treatments. Board Member Mead asked if the fold-out doors would replace the awning or an addition, and Mr. Quina stated that would be used instead of the awning which would not be there when the building was closed. He also explained most of the tickets were purchased for the venue, and there would be some crowd control. Board Member Mead asked if the entrance door would have an awning, and Mr. Quina stated that was his intent, but it was not illustrated. Board Member Ramos advised most of the shops in that block had the recessed entrance and thought considering a shop window would add depth to the entrance. Mr. Quina explained the vagrant problem with the shops along Palafox where the businesses have eliminated the recessed fronts to address this issue. Board Member Villegas asked about the lighting, and Mr. Quina explained the lighting would come from the inside space, and the sign would have a small LED unit which is down at the pedestrian level, but that had not yet been approved. Advisor Pristera confirmed what was depicted was not a contributing structure. Board Member Ramos asked if they were reusing the openings, and Mr. Quina indicated those were the existing openings.

Board Member Spencer made a motion to approve with the understanding that Mr. Quina would return with an abbreviated review for colors/signage; that the rendering was lacking one awning to the entrance of the larger bay addition; it had been established that this building abutted a noted historical structure and was a simple box which had undergone layers of adaptation and different not-so-creative solutions, and there was no reason to make it more complicated. Board Member Mead amended the motion to include the awning, which Mr. Quina described for the smaller bay, to be the width of the second bay. The amendment was accepted, and the motion was seconded by Board Member Mead. Chairperson Salter stated he appreciated the efforts to reuse the existing structure that was in questionable condition to create an outdoor venue using the streetscape. The motion then carried unanimously.

Item 71009 N. Reus StreetNHPDContributing StructurePR-1AAA

Action taken: Approved with abbreviated review.

Eric Mead is requesting approval to change out the three casement wood windows on the upper front elevation. The current windows are damaged and leaking. The proposed metal clad windows will be the same dimension, same pattern with divided lites and in white. Historic Preservation Planner Harding explained North Hill was not able to furnish comments

Historic Preservation Planner Harding explained North Hill was not able to furnish comments since this was an abbreviated review forwarded to the full Board. Handouts were provided to the Board indicating the condition of the windows.

Mr. Mead presented to the Board and stated the windows were not original to the house, and there was no meaningful way to rebuild them. He advised the regular standards called for replacing in-kind if the overall form and detailing are still evident; if using the same kind of material is not feasible, a compatible suitable replacement may be considered. He felt the metal clad windows would be more durable for the most exposed elevation on the house. He also provided the sustainability guidelines for historic structures which refer to installing compatible and energy efficient replacement windows which match the appearance, size, etc. He advised the windows proposed would be single glazed. He noted that the Historic District was stricter than the NHPD, but what they had requested here was in line with the law and spirit of the Code. He indicated the windows were legitimate push-out widows, and there should be no visible difference. Chairperson Salter was concerned that the windows acted like two doors coming together, and where they come together, they overlap, and when fully opened there was no mullion. Mr. Mead stated there should not be a mullion with the proposed product (French casements with no center). He also indicated the only screens would be on the interior. He confirmed three sets of windows on the east elevation were being replaced. Board Member Villegas addressed the trim, and Mr. Mead stated he wanted to save the brick mold and match the paint to the trim. Board Member Ramos made a motion to approve as proposed, seconded by Board Member Fogarty. Board Member Villegas amended the motion to maintain the existing trim, and if there was a foreseeable problem, an abbreviated review be brought forth to clarify. amendment was accepted, and the motion carried unanimously.

DISCUSSION: Historic Preservation Planner Harding thanked the Board and welcomed the