



## ARCHITECTURAL REVIEW BOARD

### AGENDA

**-REVISED-**

**-RESULTS-**

February 21, 2012

The Architectural Review Board will hold its regularly scheduled monthly meeting at 6120 Broadway in the Council Chambers on Tuesday, February 21, 2012, in Alamo Heights, Texas, at 5:30 p.m., to consider the following:

#### A. CALL MEETING TO ORDER

#### B. APPROVAL OF MINUTES – January 17, 2012 – **Approved**

#### C. SIGNS

Case No. 410 S            6104 Broadway C4, permanent signage for Go Baby Go – **Approved**

Case No. 418 S            1001 Townsend Ave, permanent signage for Cambridge Elementary School  
– **Approved**

#### D. FINAL REVIEW

Case No. 404 F            Request of Lowell Tacker, OCO Architects, for the final design review of the proposed building and site renovations at Cambridge Elementary School located at 1001 Townsend Ave. – **Recommended approval as presented with the following comments by the Board: 1) the condensation from the HVAC units be addressed (taken into a drain or elsewhere other than be discharged onto ground); and 2) the south retaining wall be addressed in its current degraded state and add a child barrier on the wall to preclude children from passing in front of the buses; to be heard at 2/27/12 City Council meeting**

#### E. SIGNIFICANCE & PRELIMINARY REVIEW

Case No. 414 P            Request of James Callaway, owner, for the significance review of the existing main structure and preliminary review of the proposed replacement structures located at 330 Westover Rd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure at 322 Westover Rd (the property is currently being replatted from 322 & 330 Westover Rd into one lot to be called 330 Westover Rd and was approved by City Council on 1/9/12). – **Recommended approval; to be heard at 2/27/12 City Council meeting**

#### F. SIGNIFICANCE & COMPATIBILITY REVIEW

Case No. 415 F            Request of James Rahe, Sage Architecture Inc, for the significance review of the existing main structure and compatibility review of the proposed two-story addition located at 171 E Oakview Pl under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing structure's

roof. – **Recommended approval; to be heard at 2/27/12 City Council meeting**

Case No. 416 F Request of David and Amy Doyle, owners, represented by Richard Garison, Shelly Home Company, for the significance review of the existing main structure and compatibility review of the proposed main replacement structure located at 318 Blue Bonnet Blvd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.  
– **Recommended approval; to be heard at 2/27/12 City Council meeting**

#### **G. COMPATIBILITY REVIEW**

Case No. 417 F Request of Lyndsay Thorn, THORN+GRAVES, for the compatibility review of the proposed, accessory structure located at 333 Encino Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order construct a two-story accessory structure. – **Continued to an upcoming meeting, and the plans are to address the following: 1) engineered stormwater drainage on the site; 2) clarity in finished building heights and final grades; and 3) a landscape plan (indicate removal of driveway, finished floor at alley and alley’s substance).**

#### **H. ADJOURNMENT**

##### **DISABILITY ACCESS STATEMENT**

This meeting site is wheelchair accessible. The accessible entrance is located at 6120 Broadway. Accessible visitor parking spaces are located adjacent to the rear entrance of the Council Chambers and the rear entrance of City Hall. Accommodations or interpretive services are available upon request and must be made seventy-two [72] hours prior to the meeting. For assistance, call the City Secretary at (210) 832-2209.

##### **CERTIFICATE**

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Alamo Heights, Texas, on February 10, 2012, at 11:00 a.m.

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Jennifer Reyna, TRMC  
City Secretary



**City of Alamo Heights Architectural Review Board Meeting**  
**Tuesday, February 21, 2012 – 5:30 P.M.**  
**6120 Broadway – City Council Chambers**

**NOTICE OF SIGNIFICANCE & COMPATIBILITY REVIEW**  
**HEARING – 171 E Oakview Pl – Case No. 415 F**

Request of James Rahe, Sage Architecture Inc, for the significance review of the existing main structure and compatibility review of the proposed two-story addition located at 171 E Oakview Pl under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing structure's roof.

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. **Any recommendation will be forwarded to the City Council for final review.** *Please check the ARB posted results on the City's website after the February 21, 2012, ARB meeting to confirm any future meeting dates.*

Plans may be viewed online\* ([www.alamoheightstx.gov/publicnotices](http://www.alamoheightstx.gov/publicnotices)), at the Planning and Development Services Department (6116 Broadway), or you may contact Nathan Lester ([nlester@alamoheightstx.gov](mailto:nlester@alamoheightstx.gov)), Teresa Forsberg ([tforsberg@alamoheightstx.gov](mailto:tforsberg@alamoheightstx.gov)) or our office at (210) 826-0516 for additional information.

\*Plans will not be available online for all case types, and floor plans will not be available online.

January 30, 2012

FILE COPY

## 171 E. Oakview – Compatibility

### Project Description;

The proposed improvements to 171 E. Oakview will begin with removing 100% of the existing roof and the total removal of the existing accessory structure Garage. Once the roof of the house has been removed, the existing 8'-0" plate line will be raised to 9'-0", and the old roof design and pitch facing the street will be replicated. The improvements will also include the addition to the ground floor of a Family Room, a Rear Porch and a Master Bedroom suite. A new second floor addition will include (2) Bedroom/Bath suites and a small Loft. The Garage will be replaced with a new double Carport with a storage unit. The asbestos shingle siding will be removed and replaced with Hardie Board horizontal siding (6" face exposure) and Hardie shingle siding to give the facades more texture and depth, while maintaining the original trim and detailing profiles. The existing single glazed double hung wood windows will be replaced with new double glazed double hung wood clad windows to replicate the existing fenestration patterns. The siding was chosen as a response to a survey of the 100 and 200 blocks of E. Oakview which indicate that 75% of the existing homes have siding veneers. (See "Blocks" below)

**Massing:** The original mass of this house, and a majority of the homes located in Sylvan Hills, have smaller massing features in their composition. The street presentation of these homes are also characterized by raised finish floors as a result of the pier and beam foundations. The new addition is designed to match the finish floor of the original house and form a series of smaller massing components arranged together to break down the mass of the new construction. The second floor addition is placed so that it steps back from the street, but is also pulled forward over a portion of the original house to integrate it into the roof line and avoid the 2-story box standing behind the original house.

**Scale:** The street façade maintains and improves the existing scale of the house at the front yard setback. The house opens up to the street by enlarging the windows in the formal Living Room facing the street, and maintaining the covered front porch. The finish floor of the front porch is raised to reinforce the pier and beam foundation construction. In addition, the scale of this project does not attempt to maximize either the allowed Site Coverage or the Floor Area Ratio (FAR). A conscience effort was made to keep a minimum amount of the programmed area off the second floor plate.

**Roof Pitch:** The new roofs will match the existing 4:12 pitch established in the original structure. This allows matching existing overhang detailing. The existing block has a wide variety of roof pitches and configurations, but there is a large percentage of lower pitched roofs.

**Garage Location:** Removing old single bay, dirt floor, structure and replace it with new double garage. The new single story garage will be placed at the rear northwest corner of the lot and be limited to 15' in total height.

### 100 and 200 Blocks of E. Oakview

Total homes: 54

Homes with Siding: 40 or 75%  
Homes with Brick: 6 or 11%  
Homes with Stucco: 4 or 7%  
Homes with Stone: 4 or 7%

Homes with Covered Front Porches: 43 or 80%

Homes with no Front Porch or enclosed Front Porch: 11 or 20%

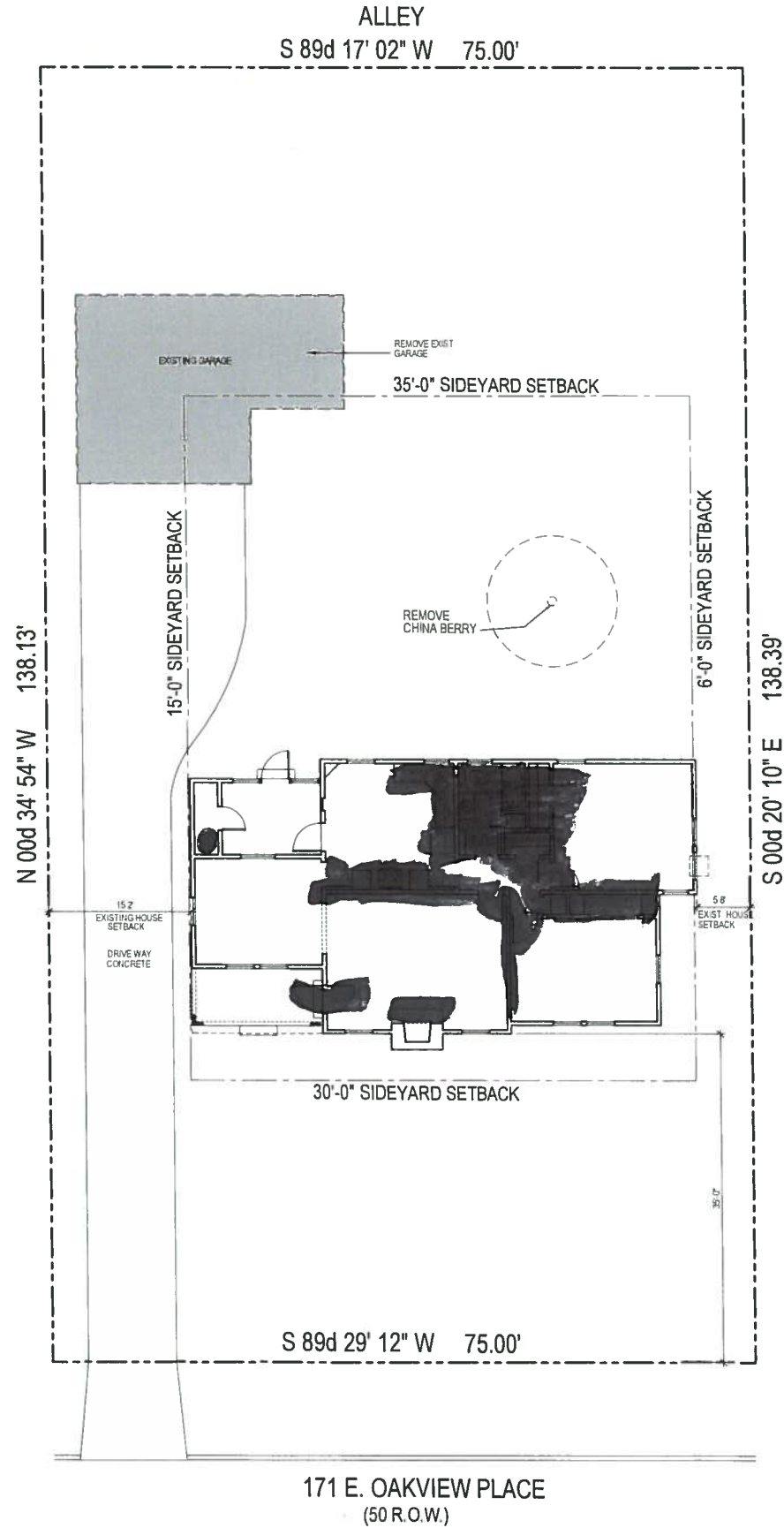
Homes 2 Stories in height: (3) Face street, (2) have rear 2-story additions: 5 total or 9.2%%  
(Addresses: 123, 132, 183, 207, 235)

Homes with Rear Garages: 43 or 80%

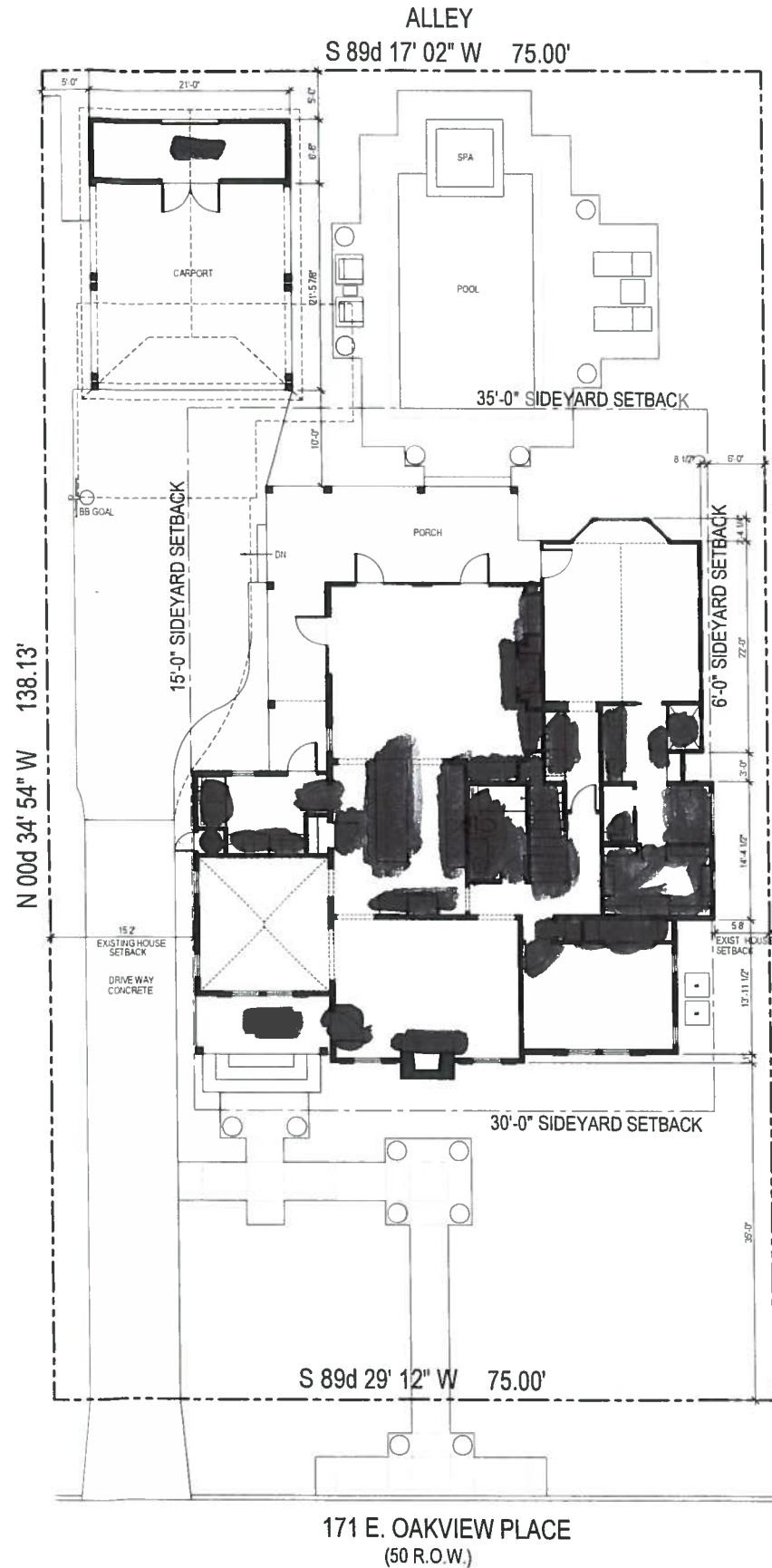
FILE COPY

01-50-12A10:27 KCVB

Q:\Sage Architects Projects\RESIDENTIAL\ACTIVE RESIDENTIAL PROJECTS\Stouffer Residence\Oakview House\SchematicDesign\Oakview House\SchematicDesign.dwg, SITE PLAN, 1/27/2012 4:31:56 PM, James Rahe, Sage Group - Architecture



2 EXSITNG SITE PLAN  
SCALE: 1/8"=1'-0"



1 NEW SITE PLAN  
SCALE: 1/8"=1'-0"



EXISTING LOT COVERAGE:  
 LOT AREA: 10,350 SF  
 EXISTING HOUSE: 1,477 SF  
 EXISTING GARAGE: 498 SF

EXISTING TOTAL LOT COVERAGE:  
 1,975 SF / 10,350 = 19.0%

PROPOSED LOT COVERAGE:  
 LOT AREA: 10,350 SF  
 NEW HOUSE FOOTPRINT: 2,328 SF  
 NEW CARPORT FOOTPRINT: 591 SF  
 FRONT PORCH: 84 SF  
 REAR PORCH: 376 SF  
 SITE COVERAGE: 3,379 33.6%

EXISTING FAR:  
 LOT AREA: 10,350 SF  
 EXISTING HOUSE: 1,477 SF  
 EXISTING GARAGE: 498 SF  
 EXISTING FAR: 1,975 SF / 10,350 = .190

PROPOSED FAR:  
 LOT AREA: 10,350 SF  
 FIRST FLOOR: 2,328 SF  
 SECOND FLOOR: 1,017 SF  
 FRONT PORCH EXCLUDED (OPEN ON 2 SIDES)  
 REAR PORCH: 376 SF  
 CARPORT: 591 SF

PROPOSED FAR:  
 4,312 SF / 10,350 = .416

BUILDING HEIGHTS:  
 EXISTING HOUSE HEIGHT: 16'-0"  
 PROPOSED HOUSE HEIGHT: 25'-6"  
 PROPOSED CARPORT HEIGHT: 15'-0"

AREAS:  
 FIRST FLOOR: 2,328 SF  
 SECOND FLOOR: 1,017 SF  
 TOTAL HOUSE: 3,345 SF

FRONT PORCH: 84 SF  
 REAR PORCH: 376 SF  
 CARPORT: 591 SF

DEMOLITION:  
 REMOVE 100% OF EXISTING ROOF STRUCTURE  
 REMOVE EXISTING GARAGE: 498 SF

# STOUFFER RESIDENCE

171 E. OAKVIEW  
ALAMO HEIGHTS, TEXAS 78209

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ARCHITECTURE, INC  
 6166 BROADWAY STREET  
 SAN ANTONIO, TEXAS 78209  
 210/483-3747  
 FAX/483-3748

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REVISION	DATE

DRAWN BY: JDR, EFT  
 ISSUED: 1-30-2012  
 JOB NO: 0000 60

SHEET TITLE

SITE PLAN

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**1 FRONT (SOUTH) ELEVATION**  
SCALE: 1/4"=1'-0"



**3 REAR (NORTH) ELEVATION**  
SCALE: 1/4"=1'-0"

# STOUFFER RESIDENCE

171 E. OAKVIEW  
ALAMO HEIGHTS, TEXAS 78209

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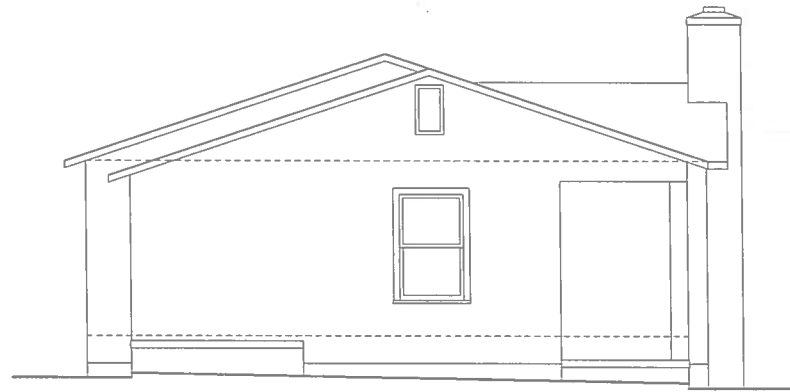
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**EXTERIOR ELEVATIONS**

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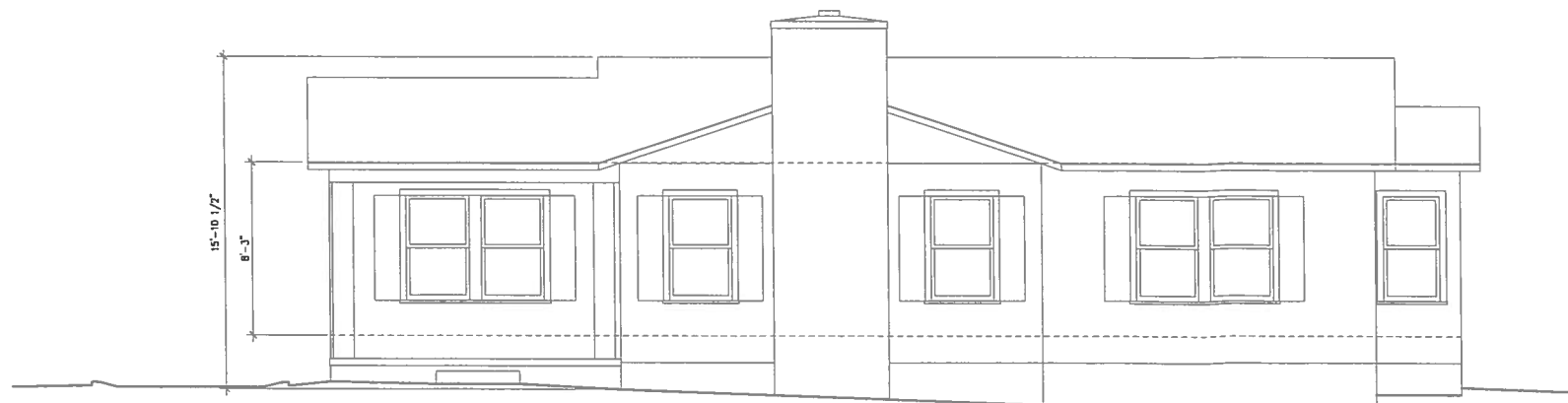


② **SIED (WEST) ELEVATION**  
SCALE: 1/4"=1'-0"

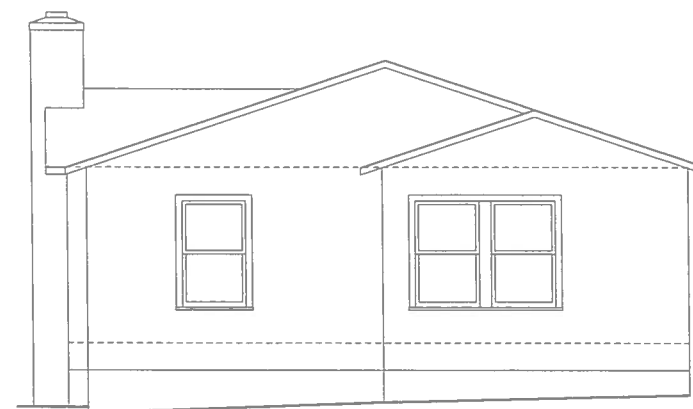
① **EXISTING FLOOR PLAN**  
SCALE: 1/4"=1'-0"



EXISTING AREA:  
NET A/C SQ. FT. 1,280 SQ. FT.  
FRONT PORCH 85 SQ. FT.  
SCREENED PORCH 85 SQ. FT.  
MECH. ROOM 27 SQ. FT.  
**TOTAL EXISTING AREA 1,477 SQ. FT.**



④ **FRONT (SOUTH) ELEVATION**  
SCALE: 1/4"=1'-0"



③ **SIDE (EAST) ELEVATION**  
SCALE: 1/4"=1'-0"

**STOUFFER RESIDENCE**  
171 E. OAKVIEW  
ALAMO HEIGHTS, TEXAS 78209

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**EXISTING FLOOR PLAN**

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**EXISTING STREET SCAPE**



155 E. OAKVIEW



159 E. OAKVIEW



161 E. OAKVIEW



171 E. OAKVIEW  
(EXISTING ELEVATION)



173 E. OAKVIEW



183 E. OAKVIEW



185 E. OAKVIEW

**NEW STREET SCAPE**



155 E. OAKVIEW



159 E. OAKVIEW



161 E. OAKVIEW



171 E. OAKVIEW  
(NEW ELEVATION)



173 E. OAKVIEW



183 E. OAKVIEW



185 E. OAKVIEW

**171 E. OAKVIEW EXISTING PHOTOS**



(EXISTING GARAGE: FRONT ELEVATION)



(EXISTING GARAGE: SIDE ELEVATION)



(EXISTING GARAGE: REAR ELEVATION)

**174 E. OAKVIEW - FRONT NEIGHBOR**



ONE STORY PROPERTY  
174 E. OAKVIEW

**123 E. OAKVIEW AND 132 E. OAKVIEW**



TWO STORY PROPERTY  
123 E. OAKVIEW  
WEST TOWARD BROADWAY



TWO STORY PROPERTY  
132 E. OAKVIEW  
WEST TOWARD BROADWAY



TWO STORY PROPERTY  
235 E. OAKVIEW  
SOUTH TOWARD N. NEW BRAUNFELS

**STOUFFER RESIDENCE**  
171 E. OAKVIEW  
ALAMO HEIGHTS, TEXAS 78209



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