

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
January 21, 2014

The Architectural Review Board held its regularly scheduled meeting at the City of Alamo Heights temporary offices located at 1248 Austin Hwy, Suite 220 on Tuesday, January 21, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
Mary Bartlett
John Gaines
Al Honigblum
Grant McFarland
Phil Solomon

Members absent:

None

Staff present:

Nathan Lester, Building Official
Lety Hernandez, Coordinator

The meeting was called to order by Mr. Gaines at 5:35p.m.

Mr. Honigblum made a motion to approve the minutes from December 21, 2013. It was seconded by Mr. Gaines.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, Honigblum, McFarland, Solomon
AGAINST: None

Case No. 507 S – Request of U.S. Signs, applicant, for permanent signage at 5024 Broadway St. (Nix Health Neurology Center)

Mr. Lester presented the case to the Board. Lydell Toye spoke regarding the case. They will be reusing the existing acrylic. There will be no change to the lighting.

Mr. Honigblum made a motion to approve the signage as presented. It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Fagan, Bartlett, Gaines, Honigblum, McFarland, Solomon
AGAINST: None

Case No. 510 S – Request of Shahir Saliyani, tenant, for permanent signage at 4718 Broadway St (Juice Central)

Mr. Lester presented the case to the Board. Shahir Saliyani spoke regarding the case. The board was concerned with the amount of proposed signage and discussed possible modifications.

Mr. Honigblum made a motion to approve the proposed signage with the following modification: 1) that the proposed door decal be limited to placement on one (1) door only (owner preference) and one (1) logo with separation of website and hours of operation. It was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Bartlett, Gaines, Honigblum, McFarland, Solomon
AGAINST: None

Case No. 511 S – Request of Seguin Canvas & Awning, applicant, for permanent signage at 5930 Broadway St (J. McLaughlin)

Mr. Lester presented the case to the Board. Rania Lange spoke regarding the case.

The applicant clarified that they were only requesting the awning and decals on the windows but not any grid work.

Mr. Honigblum made a motion to approve the green canvas awning sign and decal “JMCL”, or at the discretion of owner allow decal to read “J.McLaughlin” on the front door, and denial of any lattice work and horizontal decals “J.McLaughlin” on the bottom of both window panes. It was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Bartlett, Gaines, Honigblum, McFarland, Solomon
AGAINST: None

Case No. 508 F – Request of Richad Mogas, Architect, representing Carolyn Sue Martin, owner, for the significance and compatibility review of the proposed structure located at 140 W Elmview Place under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 47% of the street facing front façade.

Mr. Lester presented the case to the Board. Richard Mogas spoke regarding the case.

Mr. Gaines asked how they would be connecting the proposed to the existing roof pitch and Mr. Mogas responded. There was a discussion regarding the existing trees.

Ms. Bartlett made a motion to recommend approval of the proposed as presented. It was seconded by Mr. Honigblum.

The motion was approved with the following vote:

FOR: Bartlett, Gaines, Honigblum, McFarland, Solomon
AGAINST: None

Case No. 509 F – Request of A.C.T. Services, applicant, representing Jeff Scheik, owner, for the significance and compatibility review of the proposed replacement structure located at 333 Argo Ave. under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 35% of the street facing front façade.

Mr. Lester presented the case to the Board. Daniel Highsmith spoke regarding the case.

The board had some questions regarding the pilasters and the applicant responded it was necessary to meet articulation standards as required by the City’s Zoning Code. The board considered relieving

the applicant from adding the pilasters and Mr. Lester clarified that the Board did not have the prevue to relieve the applicant of that feature as doing so would create a variance.

Mr. Honigblum made a motion to recommend approval with the following modification: 1) that the pilasters along the west property line, along the sides of the door, include a header to match the pilasters. It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Bartlett, Gaines, Honigblum, McFarland, Solomon

AGAINST: None

There being no further business, the meeting was adjourned at 6:17 p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Paul Fagan, Chair
(Board Approval)

02/18/2014
Date Signed & Filed



Lety Hernandez
Coordinator
Planning and Development Services