

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD

MINUTES

February 18, 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, February 18, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
Mary Bartlett
John Gaines
Al Honigblum

Members absent:

Grant McFarland
Phil Solomon

Staff present:

Nathan Lester, Building Official
Lety Hernandez, Coordinator

The meeting was called to order by Mr. Fagan at 5:34p.m.

Mr. Honigblum made a motion to approve the minutes from January 21, 2014. It was seconded by Mr. Gaines.

The motion was approved with the following vote:

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

Case No. 512 F – Request of Don B McDonald, Architect, applicant, representing Peter Holt, owner, for the significance and compatibility review of the proposed structure located at 206 Crescent under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 70% of the existing roof.

Mr. Lester presented the case to the Board. He stated that the residence was built in 1902 by noted architect Harvey Page and something to possibly consider during their evaluation of the project.

Mr. Lester went on to say that although the Architectural Review Board is not responsible for approving ordinance changes but as part of the project, the applicant was proposing to use wood shingles to match the existing roof material. He added that the current ordinance prohibits wood shingles and wood shakes from being utilized. The City had amended the International Residential Code (IRC) and International Building Code (IBC) to prohibit their use so the applicant is proposing an ordinance change to allow for Grade A fire retardant wood shakes and wood shingles. Mr. Lester went over some pros and cons of allowing wood shingles and wood shakes. In previous discussions with the Insurance Services Office (ISO), staff was informed that making a change to allow wood shingles and wood shakes could have a significant impact of a half point to one point on the current rating grade resulting in a six(6) to ten (10) percent increase on home insurance rates. Mr. Honigblum asked if the increase would be based only on one project. Mr. Lester clarified that the

rating would be based on the revision to the code as revising the code would allow for wood shingles and wood shakes throughout the city. Mr. Lester went on to say that staff was requesting that the board make a recommendation on both the demolition review and the proposed ordinance revision so that staff could follow-up with City Council with recommendations on both.

Don B. McDonald spoke regarding the case. He added that the house was not only designed by Harvey Page but that it was also his own house. He went on to say that this was more than a renovation project, that it was more of a restoration. He spoke regarding the original part of the house and its additions that occurred at a later time.

Mr. Honigblum spoke regarding the ISO rating issue. Mr. McDonald spoke regarding other projects they have completed in other states like Colorado and added that, based on information he received from an NFPA board member, the Class A fire rated roofing would not affect the ISO rating. Mr. Lester stated that the information provided by the applicant was contradictory to what city staff was told by the ISO.

Mr. McDonald asked for support from the board from an architectural review stand point and felt that it was a smart thing for the City to do from an architecture standpoint.

Mr. Gaines asked for clarification on one of the elevations submitted by the applicant during Phase I of the project. Mr. McDonald clarified. They would install a standing seam metal roof if the wood shingles were not allowed adding that it would not be authentic. The look would be too sophisticated and refined.

There was an open discussion regarding wood shingles between the board and staff. Mr. Lester stated that although the product was something that was not recommended at this time, did not mean that it could not be evaluated in the future.

Those present and speaking regarding the case:
Jose Calzada (Architect for case on the agenda)
Jill Souter, 350 Wildrose

Mr. Honigblum made a motion to recommend approval of the plans as submitted and encourage City Council to revisit the wood shingle ordinance in conjunction with the ISO rating and products available. If concluded that it does not affect the ISO, make a recommendation to approve the renovation of the existing historical structure the applicants are trying to save and that wood shingles be allowed to complete the renovation properly. Ms. Bartlett seconded the motion. Mr. Gaines requested to modify the motion to encourage the revisiting of the policy in order that appropriate and improved products that do not affect the ISO rating can be used in new construction and renovations. Mr. Honigblum accepted the request to modify the motion.

The motion was approved with the following vote:
FOR: Fagan, Bartlett, Gaines, Honigblum
AGAINST: None

Case No. 513 P – Request of Architectura SA, applicant, representing IBC Bank, for the preliminary design review of the proposed replacement structures and renovations at the property located at 5029 Broadway St (No Action Required)

Mr. Lester presented the case to the Board. Jose Calzada, Architect, addressed the board asking if Joshua Calzada, Intern Architect, could speak regarding the case and the board agreed.

Mr. Joshua Calzada spoke regarding the proposed and changes to improve from the existing conditions. They would be decreasing the size of the drive-thru and separate the ATM machine that is utilized frequently. They are proposing a 3ft increase in height compared to the existing structure. There are currently five (5) entrances to the bank and are eliminating two (2) of the entrances. The applicant stated that they have already received permission from TXDOT to shift the Broadway entrance. In addition, the bus shelter would be moved and VIA is considering upgrading it to the Primo version so long as the owners provide the slab. Mr. Calzada discussed the proposed materials and colors and added that they would provide a small plaza in an effort to help the community and be more pedestrian friendly.

Mr. Honigblum questioned the possibility of replacing the drive-thru. He asked if the existing structure would be grandfathered if demolished and replaced as opposed to just reducing the existing. Since they were decreasing the size of the existing, Mr. Honigblum expressed he was in favor of that change but asked that they screen the drive-thru from the surrounding neighborhood with vegetation. It was asked if the ATM would be screened from Broadway and the applicant responded it had been placed in that area due to safety reasons.

Mr. Gaines felt that the proposed was a better, more efficient, use of the property and reorientation of the building – more balanced overall. Questions from the board included the number of parking provided, number of drive-thru lanes, the placement of the ATM machine and preference in combining its use with the last drive-thru lane.

No action was taken.

Case No. 514 P – Request of Alamo Architects, applicant, representing Peleton Partners, LLC, for the preliminary design review of the proposed commercial structure and parking lot at the property located at 6333 Broadway St (No Action Required)

Mr. Lester presented the case to the Board. Mike McGlone, Architect, spoke regarding the case. They propose increasing the minimum required landscape buffer of 15ft to 25ft on the residential side while keeping the 25ft buffer along Inslee so that the edge of the building aligns with the edge of the adjacent properties. The building would be a contemporary one but the elevations have not been finalized.

Mr. McGlone spoke regarding the proposed parking and how they plan to lower the overall height of the building utilizing the slope of the lot.

Mr. Honigblum left the meeting at 6:45pm.

Those present and speaking regarding the case:

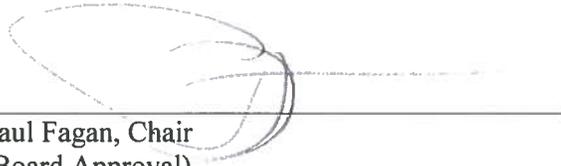
Daniel Soder, 112 Inslee
Jill Souter, 350 Wildrose
Debbie Mann, 102 Cloverleaf
Ed Hernandez, 111 Inslee
Laura Van Prooyen, 118 Inslee

Concerns from those speaking included flooding, lighting in the lower parking area, look of the structure, types of tenants, visibility of parking from Broadway, mass of the building, visibility of cars from the residential area, placement of sidewalk on Broadway, and proposed parking entrance on Inslee.

No Action was taken.

There being no further business, the meeting was adjourned at 7:22 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)

03/18/2014
Date Signed & Filed



Lety Hernandez
Coordinator
Planning and Development Services