

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 20, 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, May 20, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

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

Members absent:

Paul Fagan, Chair

Staff present:

Mark Browne, City Manager
Lety Hernandez, Coordinator

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

Mr. Gaines announced that the approval of the April 15, 2014 meeting minutes was rescheduled for the June 17, 2014 meeting. He also announced that Case No. 528F, 228 Cloverleaf Ave, was rescheduled for the June 17, 2014 meeting.

Case No. 532 S – Request of Odilia Escobar, applicant, for permanent signage at 5800 Broadway St, Suite 105 (Vitality Skin & Studio)

Mr. Browne presented the case to the Board. He informed that the applicant was not present but that the Board could act on the case at their discretion. The Board agreed to do so.

Mr. Honigblum made a motion to approve the proposed signage as presented while incorporating the hours of operation into the current decal and removal of the current decal. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

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

Case No. 534 S – Request of General Sign, applicant, for permanent signage at 5400 Broadway St (Citibank)

Mr. Browne presented the case to the Board. Bill Hall of General Sign spoke regarding the case.

Mr. McFarland made a motion to approve the proposed signage as presented. The motion was seconded by Mr. Honigblum.

The motion was approved with the following vote:
FOR: Bartlett, Honigblum, McFarland, Solomon
AGAINST: None

Case No. 521 S – Request of Alamo Heights High School Class of 2014, applicant, for permanent signage at 6900 Broadway St (Alamo Heights High School)

Mr. Browne presented the case to the Board. A representative of the sign company spoke regarding the case. He informed that the proposed replacement cabinet sign is ten (10) inches taller than the current but would be the same width. They would be utilizing the existing brick monument. The sign would be internally illuminated.

Mr. Solomon made a motion to recommend approval as presented. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:
FOR: Bartlett, Honigblum, McFarland, Solomon
AGAINST: None

At that time, Mr. Honigblum recused himself due to interest in the next case.

Case No. 527 F – Request of Albert and Sylvia Honigblum, owners, for the compatibility review of the proposed replacement structure located at 624 Alta under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single family residence.

Mr. Browne presented the case to the Board. Mr. Honigblum, owner, spoke regarding the case. He informed that there are two (2) large heritage Oak trees on the property that they are saving. He spoke regarding the proposed materials.

Mr. Solomon asked why they considered a contemporary style and Mr. Honigblum responded. Mr. McFarland felt the applicant had done a great job balancing the needed square footage while designing a house that would fit in the neighborhood. Ms. Bartlett agreed.

Mr. Solomon made a motion to recommend approval as presented. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:
FOR: Gaines, Bartlett, McFarland, Solomon
AGAINST: None

At that time, Mr. Honigblum joined quorum and Mr. McFarland left the meeting. The time was 5:55pm.

Case No. 529 F – Request of Valdez Designs, applicant, representing Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed replacement structure at 325 Westover Rd under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single family residence.

Mr. Browne presented the case to the Board. Joseph Valdez, designer, spoke regarding the case. He spoke regarding the proposed materials.

Mr. Solomon expressed his concern regarding the look of the arch at the entrance. Mr. Valdez responded that they were attempting to tie in the hardscape with the elements. Mr. Honigblum asked the owner, Lisa Nichols, about the feature and if she would be willing to eliminate it. Ms. Nichols responded that they might use it for a water feature in the future but was willing to remove it. Mr. Solomon felt that the feature did not fit in with the neighborhood but did not have any concerns with the design of the residence.

Those present and speaking regarding the case were as follows:

Jessica Freisenhahn Lombardi, 69 Camellia Way (opposed)

Vernon Freisenhahn, 300 Torcido (opposed)

Suzy Bettac, 126 Rosemary (neutral)

Concerns from those present included the tree at the property line and the address. It was clarified that the address had already been updated with Bexar County Appraisal Records and that the plans submitted did have the correct address listed with the appraisal district. Dennis Hall, arborist, spoke regarding the Japanese Yew. Ms. Nichols confirmed that they did not propose the removal of the tree but agreed to protect the tree during the construction phase.

Mr. Honigblum made a motion to recommend approval as presented with the stipulation that 1) the owner/developer make all reasonable efforts in the construction phase to protect the 36" DBH Japanese Yew that is not considered heritage in the City. The motion was seconded by Ms. Bartlett. Mr. Honigblum then amended the motion adding that 2) the owner/developer work with the County and City to identify the property as 325 Westover Rd as currently in the records of Bexar County. The amended motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Honigblum, Solomon

AGAINST: None

Case No. 530 F – Request of Thorn & Graves Architects, applicant, representing Katinka Ruhfus & John C Howell, owners, for the compatibility review of the proposed replacement structure at 231 Bronson Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single family residence.

Mr. Browne presented the case to the Board. Lyndsay Thorn, Architect, spoke regarding the case. There was an open discussion regarding the proposed materials and parking access.

Mr. Solomon made a motion to recommend approval as presented. The motion was seconded by Mr. Honigblum.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Honigblum, Solomon

AGAINST: None

Case No. 533 F – Request of Richard Peacock, Jr., applicant representing Broadway Ellwood Company, LLC, owner, for the significance review of the structures located at 200, 202, & 206

Ellwood and 5500, 5514 Broadway St under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing structures.

Mr. Browne presented the case to the Board. Mr. Peacock spoke regarding the case. The Board spoke regarding asbestos removal and Mr. Peacock informed that they would follow the proper procedures for asbestos removal. The Board asked Mr. Peacock about a proposed replacement and he responded that they did not have any proposal at this time.

Mr. Honigblum made a motion to recommend approval of the demolition as presented as the structure were not deemed significant. The motion was seconded by Mr. Solomon.

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

Case No. 522 F – Request of Architectura SA, applicant, representing International Bank of Commerce, owner, for the final design review of the proposed replacement structures and renovations at the property located at 5029 Broadway St under Chapter 2 Administration for Architectural Review.

Mr. Browne presented the case to the Board. Joshua Calzada spoke regarding the revisions. They moved the building back 10ft, and eliminated one drive-thru lane in order to create “No Rise”. They removed the ATM from the original design and there is no change to the southern parking lot. The Board spoke regarding the landscaping and the trees.

Ms. Bartlett made a motion to recommend approval of the revised plan as presented. The motion was seconded by Mr. Honigblum.

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

Case No. 531 F – Request of Alamo Heights, Terrell Hills Garden Club, applicant, for the final design review of the proposed Butterfly Garden at the property located at 246 Viesca under Chapter 2 Administration for Architectural Review.

Mr. Browne presented the case to the Board. Jane Morrison and Kathleen Danysh spoke regarding the case.

The applicants spoke regarding the proposed materials and the possibility of raised beds because of maintenance and flooding. They propose landscaping improvements only, no building structures are proposed. Two (2) representatives of the Hondondo Trails were present in support of the proposed project. Ms. Danysh spoke about the tree removals as part of the site preparation. The applicants hope to start the planting in the fall.

Mr. Honigblum made a motion to recommend approval as presented while referencing the Policy Analysis in the presentation and with the directive that they continue to work with the City of the logistics of water supply and removal and disposal of underbrush. The motion was seconded by Ms. Bartlett.

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

There being no further business, the meeting was adjourned at 7:10 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.



John Gaines, Acting Chair
(Board Approval)

06/17/14

Date Signed & Filed



Lety Hernandez
Coordinator
Planning and Development Services