

City of Alamo Heights

ARCHITECTURAL REVIEW BOARD

MINUTES

June 17, 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, June 17, 2014, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chair
John Gaines
Mary Bartlett
Al Honigblum

Members absent:

Grant McFarland
Phil Solomon

Staff present:

Mark Browne, City Manager
Lety Hernandez, Coordinator
David Harris, Interim Director

The meeting was called to order by Mr. Fagan at 5:37 p.m.

Mr. Honigblum moved to approve the minutes of May 20, 2014, seconded by Ms. Bartlett. The motion was approved with the following vote:

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

Mr. Gaines moved to approve the minutes of April 15, 2014, seconded by Mr. Honigblum. The motion was approved with the following vote:

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

Case No. 535 S--Request of Ghassan Haifa, applicant, for permanent signage at 5306 Broadway St (Heights Café)

Mr. Harris presented the case to the Board and introduced the applicant, Mr. Haifa, who spoke regarding the case.

Ms. Bartlett moved to approve the proposed signage as presented, seconded by Mr. Gains. The motion was approved with the following vote:

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

Case No. 536 F--Request of Heights Café, applicant, for the final design review of the proposed uncovered deck at the property located at 5306 Broadway St under Chapter 2 Administration for Architectural Review.

Mr. Harris presented the case to the Board and introduced the applicant, Mr. Haifa, who spoke about the case. As there were no plans to review, Board tabled action pending receipt of more information from applicant's contractor concerning structure of deck and framing including foundation plans, joist information, elevations, and assurance that the completed project will meet accessibility standards.

Case No. 539 P--Request of Malcolm G. Chesney, Architect, applicant, representing Henrietta P.C. Hildebrand, owner, for the preliminary design review of the proposed single family residence at the property located at 321 Rosemary Ave (No Action Required)

Mr. Harris introduced the case to the Board and introduced Mr. Chesney who spoke on the project. No action was taken.

Case No. 528 F--Request of Dabney Homes LLC, owner, for the significance and compatibility review of the proposed replacement structure at 228 Cloverleaf Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Harris introduced the case which only dealt with the new lot with the existing structure on it. He introduced Mr. Dabney who spoke and answered questions from the Board. The Board questioned Mr. Dabney about his efforts to contact the neighbors and he stated he had made an attempt to meet with neighbors and was not able to meet with all. Mr. Honigblum suggested delaying this case pending a meeting between Mr. Dabney and his neighbors so that they can agree on a compatible design.

Mr. Honigblum moved to separate the significance and compatibility reviews of this case. Ms. Bartlett seconded. The motion was approved with the following vote:

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

Mr. Honigblum moved to recommend approval of the demolition of the existing structure, seconded by Mr. Gaines. Mr. Gains said that he would prefer that the significance and compatibility be kept together and let Council address any mediation issues on the project that they deem necessary. He added that in the interest of moving the project forward, he would support the current motion. The motion was approved with the following vote:

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

Mr. Honigblum moved to table the compatibility review to the July 15 meeting to allow for the applicant to meet with neighbors and report back to the ARB, seconded by Mr. Gaines. The motion was approved with the following vote:

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

Case No. 537 F--Request of Ironside Building Group, applicant, representing Jaclyn Marie Calhoun, owner, for the significance and compatibility review of the proposed replacement structure at 336 Alta Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Harris introduced the case and introduced the builder, Trey Siller, who spoke on the case.

Mr. Honigblum moved to recommend approval of the plans as presented with the modification that the two smaller windows in the front are enlarged to match the ones to the right and realign the top windows, seconded by Mr. Gaines.

The motion was approved with the following vote:

FOR: Fagan, Gaines, Honigblum, Bartlett

AGAINST: None

There being no further business, the meeting adjourned at 7:05 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

07/15/2014

Date Signed & Filed



David Harris
Interim Director
Planning and Development Services