

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
January 17, 2023

The Architectural Review Board held a regular meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, San Antonio, Texas, and via Zoom with teleconference on Tuesday, January 17, 2023, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Karl Baker
Larry Gottsman
Grant McFarland
Lyndsay Thorn

Members absent:

Phil Solomon
Adam Kiehne, Alternate

Staff members present:

Phil Laney, Assistant City Manager
Lety Hernandez, Director of Community Development Services

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

Mr. Gottsman moved to approve the meeting minutes of the December 20, 2022 meeting as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, McFarland, Thorn
AGAINST: None

Case No. 892 F – Request of Jonathan Rodriguez of Vision Design Build, applicant, representing Alexa and Sam Simpson, owners, for the significance review of the existing main structure and compatibility review of the proposed design located at 321 Argo in order to demolish 32% of the existing street-facing elevation, and 89% of the existing roof in order to remodel and add a 2nd story addition to the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Brian Smith and Jonathan Rodriguez of Vision Design Build were presented and addressed the board. The property owner, Sam Simpson, was also present.

Mr. Smith spoke regarding recent revisions based on the Board of Adjustment review. He went on to speak regarding the existing main structure. The board questioned if there was a need to compromise. The applicant responded stating that there was compromise but that the revisions helped to improve the proposed design and costs. Mr. Smith went on to say that they had reconfigured to accommodate the design.

Mr. Thorn spoke regarding the removal of the chimney and suggested keeping it and retrofitting to an all gas fireplace. The applicant responded. An open discussion took place regarding the two (2) different window styles and asked if there was consideration to have them all the same. The applicant informed that was the intent of the windows proposed and that all windows were trimmed out the same with the exception of three (3) or four (4).

Chairman Gaines spoke regarding the design of the windows adding that the board wanted consistency. The applicant agreed to install 1 over 1 windows to match the existing design.

Mr. Baker commended on not maxing out the allowable Lot Coverage and FAR (Floor to Area Ratio).

Mr. Laney joined the meeting at 5:50pm.

Chairman Gaines opened the public hearing at 6:05pm. No one was available to speak so the public hearing was closed at 6:05pm.

At that time, Mr. McFarland moved to declare the existing main structure as not significant and recommended approval of the proposed design as submitted. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, McFarland, Thorn

AGAINST: None

There being no further business, Mr. Baker moved to adjourn the meeting followed by unanimous consent of the board. The meeting was adjourned at 6:06p.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, Chairman
(Board Approval)

4/18/23
Date Signed & Filed



Lety Hernandez, Director
Community Development Services