

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
February 20, 2024

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, February 20, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

Grant McFarland, Acting Chairman
Ashley Armes
Larry Gottsman
Adam Kiehne
Lyndsay Thorn

Members absent:

John Gaines, Chairman
Phil Solomon
Mac White, Alternate

Staff members present:

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

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

Chairman McFarland moved to approve the December 19, 2023 meeting minutes as presented. Mr. Thorne seconded the motion.

The motion was approved with the following vote:

FOR: McFarland, Armes, Gottsman, Kiehne, Thorn
AGAINST: None

Chairman McFarland announced the January 16, 2024 meeting minutes were not available for review and rescheduled for the next meeting. No action was taken.

Case No. 915F – Request of Mert Firat, applicant, for permanent signage at 5231 Broadway St, Suite 105 (SA Botanicals).

Ms. Hernandez presented the case. Mr. Firat was present to address the board. He spoke regarding the overall decrease in percentage of the windows covered by the requested signs.

Chairman McFarland asked if anyone requested to speak regarding the case, and no one did.

Mr. Gottsman moved to approve the revised permanent signage as presented. Mr. Kiehne seconded the motion.

The motion was approved with the following vote:

FOR: McFarland, Armes, Gottsman, Kiehne, Thorn

AGAINST: None

Case No. 919F – Request of Myles Caudill of Caudill Homes, applicant, representing La Pita Ventures, owner, for the significance review of the existing main structure located at 271 Retama Pl in order to demolish 100% of the existing single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. Caudill was not present, but his business partner Vincent Sullivan of La Pita Ventures was present to address the board. He spoke regarding the two-story design and its fit within the surrounding properties.

Chairman McFarland opened the public hearing at 5:46pm.

Those requesting to speak regarding the case were as follows:

Deborah Brodigan (Did not state address)

Deborah Brodigan read a letter on behalf of Michelle Wagner (Did not state address)

Concerns of those speaking regarding the case included conserving the structure due to its older age, the craftsmanship and materials used in the existing structure, former residents being descendants of historical figure Adam Thoroughgood, and the number of other demolitions that have occurred in the neighborhood.

No one else requested to speak regarding the case. Chairman McFarland closed the public hearing at 5:54pm.

Mr. Gottsman moved to declare the existing main structure as not significant and recommended approval of the demolition as requested. Mr. Kiehne seconded the motion.

The motion to declare not significant and recommend approval of demolition as requested did not receive the four (4) affirmative votes as required per Section 2-48(a) of the City's Code of Ordinances with the following vote:

FOR: McFarland, Gottsman, Kiehne

AGAINST: Armes, Thorne

Case No. 920F – Request of Jack Uptmore of Uptmore Custom Homes, applicant, representing David Horne, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 233 Harrison Ave in order to demolish 100% of the existing main structure and construct a new

single-family residence with attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. Uptmore was present and addressed the board.

The board questioned whether there should be greater consistency with the fenestration, more uniformity in the proposed design, and that such changes would be appreciated. David Horne, owner, addressed the board regarding the design, specifically the proposed windows and the reason why they were selected. The board agreed that efforts should be made to present a more consistent design.

Chairman McFarland opened the public hearing at 6:10pm. No one requested to speak regarding the case so the public hearing was closed.

Ms. Armes moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and the design as compatible with suggestion to revise the fenestration for consistency. Mr. Thorne seconded the motion.

The motion was approved with the following vote:

FOR: McFarland, Armes, Gottsman, Kiehne, Thorn

AGAINST: None

Case No. 921F – Request of Jack Uptmore of Uptmore Custom Homes, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 333 Ogden Ln in order to demolish 100% of the existing main structure and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. Uptmore was present and addressed the board.

The board questioned whether there should be greater architectural consistency with the proposed design. The board felt the proposed design was an improvement to the existing structure.

Chairman McFarland opened the public hearing at 6:18pm. No one requested to speak regarding the case. Acting Chairman McFarland closed the public hearing at 6:18pm.

Mr. Thorne moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and the design as compatible with suggestion to revise the fenestration for consistency. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: McFarland, Armes, Gottsman, Kiehne, Thorn

AGAINST: None

There being no further business, Mr. Gottsman moved to adjourn the meeting. Mr. Thorne seconded the motion followed by unanimous consent of the board. The meeting was adjourned at 6:20pm.

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)

3/19/24

Date Signed & Filed



Lety Hernandez, Director
Community Development Services