

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
April 19, 2022

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, April 19, 2022, at 5:30 p.m. due to pandemic, COVID 19, also known as coronavirus.

Members present and composing a quorum of the Board:

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

Members absent:

Diane Hays  
Phil Solomon

Staff members present:

Phil Laney, Assistant City Manager  
Lety Hernandez, Director of Community Development Services (via Zoom)

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The meeting was called to order by Chairman Gaines at 5:32p.m.

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Chairman Gaines announced that the meeting minutes of March 15, 2022 were not available for review and the item was rescheduled for the next regular meeting. No action was taken.

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**Case No. 877F – Request of Jack Uptmore of Uptmore LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 240 Corona in order to demolish 100% of the existing residence with accessory structure(s) and construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Mr. Laney presented the case. Mr. Uptmore was present and addressed the board.

The board expressed concerns regarding the proposed windows fenestration and articulation on the street-facing side (Arbutus). Mr. Uptmore responded.

Chairman Gaines opened the public hearing at 5:45pm.

Those speaking regarding the case were as follows:

Resident of 234 Corona  
Phil Kosub, 302 Corona

Chairman Gaines closed the public hearing at 5:50pm.

Mr. Gottsman moved to declare the existing main structure as not significant and recommended approval of the demolition as requested and proposed design as compatible with encouragement to consider revising the window fenestration and roof offset on the street-facing side elevation. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Kiehne, McFarland, Thorn

AGAINST: None

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**Case No. 878F – Request of Ziga Architecture Studio PLLC, applicant, representing Crowe Developments LLC, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 117 Claywell in order to demolish 100% of the existing residence with accessory structure(s) and construct a new single-family residence with detached carport under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Mr. Laney presented the case. Felix Ziga, applicant, and Chris Gillespie, owner, were present. Mr. Ziga addressed the board on Mr. Gillespie's behalf.

The applicant spoke regarding the massing scale and proportion to design and creating privacy for the homeowner due to the property's proximity to Broadway St.

Mr. Thorn stated that he liked the design and suggested that they look at the proposed fenestration and went on to speak regarding the siding.

A discussion followed where the board asked for clarification regarding the finish and color of the proposed siding materials. The board then spoke regarding its compatibility.

Chairman Gaines asked where they had gotten the inspiration adding that it was a bold design but not a bad thing. Mr. Ziga responded that the inspiration was the preference of the client and architect. A discussion followed regarding the sparse design and height of the main structure. Chairman Gaines stated that the rear view had more warmth and depth. Mr. Ziga responded that the renderings were not indicative of the warmth. He went on to speak regarding landscaping.

Chairman Gaines opened the public hearing at 6:16pm.

Those present and speaking regarding the case were as follows:

Andrew Scott, 127 Claywell (Opposed)  
Donna Balin, 262 Tuxedo (Opposed)  
Leigh Rickabau, 116 Claywell (Opposed)  
Sharon Howard, 102 Claywell (Opposed)

Kendra Carter, 130 Claywell (Opposed)

Bob Steven, 120 Claywell (Opposed)

Those attending via teleconference and speaking regarding the case were as follows:

Phone Caller (Did not State Name)(Opposed)

Chrysalis Heinkel, 142 Claywell (Opposed)

Summer Kenny, 136 Claywell (Opposed)

Chairman Gaines closed the public hearing at 6:36pm.

Concerns of those speaking regarding the project included mass, design, proposed materials, lack of tree preservation, not natural to neighborhood, window placement, offset second-story, and removal of tree canopy that currently protects from commercial area.

Chairman Gaines spoke regarding legislative changes and board limitations. He reopened the public hearing at 6:38pm.

Those attending via teleconference and speaking regarding the case were as follows:

Leigh Baumgartner, 154 Claywell (Opposed)

Chairman Gaines closed the public hearing at 6:40pm.

Mr. Ziga spoke regarding tree preservation and replacement trees. He went on to say that the Pecan tree (23" DBH) was dying and was to be removed. An arborist letter was provided.

Chairman Gaines stated that he appreciated the variability but could be modified to address the illusion of massing. He spoke regarding the integrity and balance of design and features that misrepresent itself and design intent. He referenced a recent design on Ogden Lane.

Chris Gillespie addressed the board at that time. He spoke regarding the design and proposed landscaping what would help minimize massing.

The board spoke regarding compatibility and existing designs in the neighborhood. Mr. Ziga addressed comments in response to the site and spoke regarding limitations to the design due to tree preservation and use of the property. An open discussion followed.

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

The motion was approved with the following vote:

FOR: Gaines, Baker, Gottsman, Kiehne, McFarland, Thorn

AGAINST: None

Mr. McFarland moved to recommend approval of the design as compatible. Mr. Thorn seconded the motion.

The motion was not approved due to the following vote:

FOR: McFarland, Thorn

AGAINST: Gaines, Baker, Gottsman, Kiehne

The board recessed at 7:03pm and reconvened at 7:08pm.

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**Case No. 879F – Request of Joaquin Escamilla of Studio E Architecture & Interiors Inc., applicant, representing Andrew Huck and Mona Min, owners, for the compatibility review of the proposed design located at 304 Albany in order to construct a 2-story detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Mr. Laney presented the case. Amanda Garza of Studio E Architecture & Interiors Inc., was present and addressed the board.

There was an open discussion regarding the proposed exterior finish materials and design including the living area on the first floor and clarification regarding the kitchen area.

Chairman Gaines opened the public hearing at 7:13pm. No one requested to speak so the public hearing was closed.

Mr. Thorn moved to recommend approval of the design as compatible with possible revisions to address the busyness of the elevations, removal of the applied awnings, and gable the roof instead of the mono pitched shed design to better reflect the style of the main residence. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

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

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**Case No. 880F – Request of Javier D. Alonso RA of Architaktos Architecture & Design, applicant, representing Andres Cuellar, owner, for the significance review of the existing main structure located at 317 Normandy in order to demolish 100% of the existing residence with accessory structure(s) under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Mr. Laney presented the case. Mr. Alonso was present and addressed the board.

Chairman Gaines opened the public hearing at 7:20pm. No one requested to speak so the public hearing was closed.

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

The motion was approved with the following vote:

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

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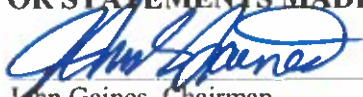
Mr. Laney spoke regarding the proposed amendments and prevue of the board. No action was taken.

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There being no further business, Mr. McFarland moved to adjourn the meeting. Mr. Thorn seconded the motion following by unanimous consent from the board. The meeting was adjourned at 7:35p.m.

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**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)

6/22/22

Date Signed & Filed



Lety Hernandez, Director  
Community Development Services