

• **City of Alamo Heights**
ARCHITECTURAL REVIEW BOARD
MINUTES
May 15, 2018

The Architectural Review Board held a regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, May 15, 2018, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Mike McGlone
Lyndsay Thorn

Members absent:

Grant McFarland
Phil Solomon

Staff present:

Jason B Lutz, Director of Community Development Services
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:37p.m.

Mr. McGlone moved to approve the minutes of April 17, 2018 as submitted. Mr. Thorn seconded the motion.

The motion passed with the following vote:

FOR: Gaines, Hays, McGlone, Thorn
AGAINST: None

Case No. 716 S – Request of Seguin Canvas, applicant, for permanent signage at 5424 Broadway St (Sloan Hall)

Mr. Lutz presented the case. The applicant was not present.

The board asked for clarification regarding the reduction in amount of signage for proposed compared to existing. Staff informed they confirmed with the applicant.

Mr. McGlone moved to approve the signage as submitted. Mr. Thorn seconded the motion.

The motion passed with the following vote:

FOR: Gaines, Hays, McGlone, Thorn
AGAINST: None

Case No. 714 F – Request of Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed main structure located at 325 Cleveland Ct, Ct 1, also identified at CB 4050, BLK 4, LOT 12, under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence with detached accessory structure.

Mr. Lutz presented the case. Joseph Valdez, Designer, addressed the board. Lisa Nichols, owner, was also present.

Mr. Valdez spoke regarding the proposed construction. There was a discussion regarding the existing trees and those proposed for removal. Mr. Thorn asked for clarification regarding fencing and/or vegetation.

Ms. Bartlett arrived and joined quorum at 5:54pm.

Ms. Hays suggested more compatibility between window scales and extending the roof awning. An open discussion followed regarding the design.

Mr. Thorn moved to recommend approval of the design as compatible with stipulation that the windows on Cleveland be centered with the gable above, move three (3) window adjustment to the right to provide better balance. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Thorn

AGAINST: None

Case 715 F – Request of Nic Abbey Luxury Homes, owner, for the compatibility review of the proposed main structure located at 325 Cleveland Ct, Ct 2, also identified at CB 4050, BLK 4, LOT 11, under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence with detached accessory structure.

Mr. Lutz presented the case.

The applicant spoke to the exterior of the structure and its color and Mr. McGlone agreed that some distinction was good adding that it needed some personality.

After further discussion, Mr. McGlone moved to recommend approval of the design as compatible. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McGlone, Thorn

AGAINST: None

Case 711 F – Request of Nicholas Melde, AIA, representing Lolly Palmer, owner, for the compatibility review of the proposed main structure located at 201 Patterson, under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence with detached accessory structure.

Mr. Lutz presented the case. Nicholas Melde was present and addressed the board.

Ms. Bartlett spoke regarding floodplain development and spoke regarding a spring in the area. One of the members questioned regarding roofing materials and Mr. Melde responded and went on to speak regarding the exterior finish materials of the structure. An open discussion followed regarding the design.

Mr. McGlone moved to recommend approval of the design as compatible with slight variations in the windows and study the potential to resolve the mansard issue. Mr. Thorn seconded the motion.

The motion was approved with the following vote:
FOR: Bartlett, Hays, McGlone, Thorn
AGAINST: None

Case 713 F – Request of David Lake, owner, for the significance review of the existing main structure located at 216 Acacia under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 47% of the existing main structure’s street-facing façade.

Mr. Lutz announced that the case was withdrawn at the applicant’s request. No action was taken.

Case 712 F – Request of James West, RA, of GFF Architects, applicant, representing AH MF Land, LP, owner, for the final design review of the proposed mixed-use development, regarding proposed pedestrian lights, crosswalk pavers, and stained concrete color at the intersection of Ellwood & Fenimore, located at 5500 Broadway, under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case. Bob Brown, Argyle Residential, was present and addressed the board.

There was a discussion regarding the shielding on the proposed lighting and the applicant responded. An open discussion followed.


Ms. Barlett moved to recommend approval of the pedestrian lighting, crosswalk, pavers, colors and stained concrete colors as presented in the packet. Mr. Thorn seconded the motion.

The motion was approved with the following vote:
FOR: Bartlett, Hays, McGlone, Thorn
AGAINST: None

Chairman Gaines expressed his concerns regarding the sign ordinance and enforcement specifically window signage. Mr. Lutz responded and informed that the sign ordinance revisions would be scheduled to be heard by Council in June. Chairman Gaines questioned if there was any fines or weight for enforcement. Mr. Lutz informed that it was due to lack of enforcement due to limited staff. A discussion followed.

There being no further business, Ms. Bartlett moved to adjourn the meeting, seconded by Ms. Hays and unanimous vote to support the motion. The meeting adjourned at 7:02p.m.


THE PROCEEDINGS OF THE MEETING ARE 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)



Date Signed & Filed



Lety Hernandez, Planner
Community Development Services