

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 17, 2016

The Architectural Review Board held its regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, May 17, 2016, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Grant McFarland
Phil Solomon
Jill Souter

Members absent:

Mike McGlone

Staff present:

Jason B Lutz, Director of Community Development Services
Eli Briseno, Combination Inspector

The meeting was called to order by Chairman Gaines at 5:34p.m.

Mr. Solomon moved to approve the minutes of May 03, 2016 as presented. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Hays, McFarland, Solomon, Souter
AGAINST: None

Ms. Bartlett arrived and joined quorum at 5:40pm.

Case No. 621 S – Request of Trudy Day, applicant, for permanent signage at 5800 Broadway St (Blue Lily Wellness Spa)

Mr. Lutz presented the case. The applicant was present.

Mr. Solomon asked if the proposed would constitute two (2) signs. Ms. Souter questioned whether the proposed should be allowed adding that the monument, façade, and panel signs for a total of three (3). The applicant spoke to the boards concerns and stated that they were willing to make changes.

Mr. Solomon moved to approve the proposed as presented with the removal of the address for the glass panel verbiage and on the monument sign to read “Blue Lilly Wellness Center”. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:
FOR: Bartlett, Hays, McFarland, Solomon
AGAINST: Souter

Case No. 628 S – Request of Jennifer Herrera, applicant, for permanent signage at 4704 Broadway St (The Southern Bunny)

Mr. Lutz presented the case. The applicant was present and clarified regarding the proposed. The existing double doors would have the name of the business on one and the hours of operation on the other.

Mr. Solomon moved to approve the proposed as modified. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:
FOR: Bartlett, Hays, McFarland, Solomon
AGAINST: Souter

Case No. 624 F – Request of James Rahe of Sage Architecture Inc, applicant, representing Louise & Jimmie Thurmond, owners, for the significance and compatibility review of the proposed replacement structure located at 415 Lamont Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) to demolish 100% of the existing main structure and construct a new single family residence with accessory structure.

Mr. Lutz presented the case. The applicant addressed the board and spoke regarding the case.

Mr. Solomon expressed his concerns of trimming existing trees for the proposed structure to fit. Ms. Souter was concerned that the proposed may appear to be a three-story and raised concerns about changing the existing grade and affecting neighboring properties.

Those present and speaking regarding the case were as follows:
Mitch Spector, 401 Lamont

Concerns of the neighbor included the projects proximity to their pool, proposed removal of heritage trees, and the proposed location of condensing units on side of main structure.

Mr. McFarland felt that the lot was a challenging one and that the applicant had done everything they could to work within the rules.

The board asked if there were any options to alleviate concerns. The owner spoke to the concerns adding that they could plant landscaping to help create a buffer versus moving the fifteen (15) inch Elm. The owner proposed that their landscaping architect come up with a plan to alleviate the concerns.

Mr. McFarland moved to find the existing structure does not meet the significance requirements set out in the code and that the proposed structure does meet the compatibility requirements as set out in the code and recommend approval of the design as submitted with two (2) additions: 1) The addition of a soft buffer or barrier or moving the air conditioning units, whichever can be accomplished more readily and/or most feasibly and 2) that the 20ft setback along the property between 415 Lamont and 401 Lamont have an appropriate and mutually agreeable landscape buffer including the planting of

trees which will then result in the appropriate offset as calculated by city staff for the mitigation fees. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, Solomon, Souter

AGAINST: None

Case No. 627 F – Request of Matthew Bradley, owner, for the significance review of the structure(s) located at 601 Castano under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Lutz presented the case. Representing the owner was Al Honigblum who spoke regarding the existing structure stating that the integrity of the structure was not feasible to restore. He added that the basement was deteriorating and accumulating mold. The owner was also present and addressed the board.

Those present and speaking regarding the case were as follows:

Monica Cavazos, 615 Castano

Concerns of the neighbors were lack of information regarding the replacement structure and whether it would sit in the same footprint of the existing structure although she was not in opposition of the demolition.

Mr. Honigblum assured there would be a replacement structure but would not be discussing compatibility at this meeting. Ms. Souter spoke regarding the significance of the architecture of the home.

Mr. Solomon moved to declare the existing main structure as not significant and recommended approval of the demolition of all structures and pool as requested. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, Solomon

AGAINST: Souter

Case No. 626 F – Request of of Motasen Qasho of Habibi Café, applicant, for the final design review of the proposed new patio roof structure over an existing wood patio deck at the property located at 5306 Broadway St.

Mr. Lutz presented the case. The applicant was present and spoke regarding the case.

Mr. Solomon moved to recommend approval of the design as presented. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, Solomon, Souter

AGAINST: None

Case No. 629 F – Request of Overland Partners, applicant, representing Phyllis R. Browning, owner, for the final design review of the proposed replacement structure at the property located at 6061 Broadway St.

Mr. Lutz presented the case. Robert Shemwell was present and spoke regarding the case adding that the ground cover may change to another species.

Ms. Souter moved to recommend approval of the design as presented. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Bartlett, Hays, Solomon, Souter

AGAINST: None

Mr. Solomon asked if there was any way for staff to review and have the authority to approve certain signs at staff level (i.e. simple, replacement types). Mr. Lutz responded.

There being no further business, Mr. Solomon moved to adjourn the meeting, seconded by Mr. McFarland, and unanimous vote to support the motion. The meeting was adjourned at 8:07 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.



John Gaines, Chairman
(Board Approval)

06/21/16

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services