

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
May 21, 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, May 21, 2024, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Ashley Armes
Adam Kiehne
Lyndsay Thorn
Larry Gottsman
Phil Solomon
Clay Hagendorf, Alternate

Members absent:

Grant McFarland
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 Gaines at 5:35 p.m.

Chairman Gaines announced that the March 19, 2024, minutes were not available for review and rescheduled for the next meeting. No action was taken.

Case No. 922S

Request of Mark Pullin of Marcorp Media LLC, applicant, for permanent signage at 6401 Broadway St, Suite 2. (Skin Laundry)

Ms. Hernandez presented the case. Mark Pullin, applicant, was present and addressed the board.

Open discussion followed regarding the design details for the signage.

Mr. Hagendorf moved to approve as presented. Ms. Armes seconded the motion.

The motion was approved as presented with the following vote:

FOR: Gaines, Armes, Gottsman, Kiehne, Solomon, Thorn, Hagendorf
AGAINST: None

Case No. 916S

Request of James Alfaro of Alamo Signs Solutions, applicant, for permanent signage at 6011 Broadway St. (Bexar Capital)

Ms. Hernandez presented the case. The applicant was not present.

An open discussion followed regarding placement of the signage, the fact that it was installed without a permit.

Mr. Hagendorf moved to approve as presented. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, Kiehne, Solomon, Thorn, Hagendorf

AGAINST: None

Case No. 929S

Request of Trimble-Batjer Insurance Associates LLP, applicant, for permanent signage at 6011 Broadway St. (Trimble-Batjer)

Ms. Hernandez presented the case. The applicant was not present.

Mr. Hagendorf moved to approve as presented. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, Kiehne, Solomon, Thorn, Hagendorf

AGAINST: None

Case No. 930S

Request of Shana Gardner of Ion Art Inc., applicant, for permanent signage at 5330 Broadway St (Tecovas)

Ms. Hernandez presented the case. Monica Boulton, applicant, was present and addressed the board.

Open discussion followed regarding the signage and removing the flashing sign from the proposal opting to only allow it to be static.

Mr. Solomon moved to recommend approval of the proposal with the condition that the flashing feature on one of the signs not be used. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, Kiehne, Solomon, Thorn, Hagendorf

AGAINST: None

Case No. 930F

Request of James Deng, owner, represented by Brian Fox of Interior Architects, for the final design review of the proposed modifications to the exterior façade of the existing commercial use building located at 5330 Broadway St under Chapter 2 Administration for Architectural Review.

Ms. Hernandez presented the case. William Grey, A representative of Interior Architects, was present and addressed the board.

Chairman Gaines opened the public hearing at 6:10 p.m.

Those present and spoke regarding the case were as follows:

Austin Hagee, 525 Argo (Support)

Comments from the those speaking regarding the case included that it was a welcome addition to the neighborhood.

Chairman Gaines closed the public hearing at 6:11 p.m as there was no one else who wished to speak regarding the case.

Mr. Thorn moved to recommend approval of the proposal as presented. Mr. Hagendorf seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, Kiehne, Solomon, Thorn, Hagendorf

AGAINST: None

Case No. 925P

Request of Ben Scott of HEB Grocery Company, owner, represented by Riley John of Balance Site Design, LLC, for the preliminary design review of the proposed building expansion and parking lot reconstruction on the property located at 4821 Broadway St, also known as HEB Central Market. (No action required)

Ms. Hernandez presented the case. Billy Bias, representative from Balance Site Design LLC was present and addressed the board.

Open discussion followed about the parking and design of the exterior. There were mixed reactions from the board about the new proposed look for the building.

Chairman Gaines opened the public hearing at 6:19 p.m. No one requested to speak regarding the case so the public hearing was closed.

No action was taken.

Case No. 931P

Request of Sergio Galindo, owner, for the preliminary design review of the proposed construction of a new duplex with attached garages on the property located at 516 Circle St. (No action required)

Ms. Hernandez announced that the case was withdrawn by staff, and therefore, no action was taken.

Case No. 926F

Request of David Hernandez of Bexar General Contractors LLC, applicant, representing Stephanie Hagee, owner, for the compatibility review of the proposed design located at 525 Argo Ave in order

to construct a new two-story detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Mr. and Mrs. Hagee, Owners, were present and addressed the board.

Open discussion followed about the design of the proposed structure.

Chairman Gaines opened the public hearing at 6:26 p.m. No one requested to speak regarding the case so the public hearing was closed.

Mr. Kiehne moved to recommend approval of the proposed design as compatible. Ms. Armes seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Armes, Gottsman, Kiehne, Solomon, Thorn, Hagendorf

AGAINST: None

Case No. 928F

Request of Sergio Galindo, owner, for the compatibility review of the proposed design located at 516 Circle St in order to construct a new two-story duplex under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Sergio Galindo, The Applicant, was present and addressed the board.

Open discussion followed regarding design, materials used, roof, renderings, and lack of street view. The board did not feel they had enough information to vote on the case.

Chairman Gaines opened the public hearing at 6:45 p.m. No one requested to speak regarding the case so the public hearing was closed.

Mr. Hagendorf moved to table the case to the June 18, 2024, meeting. Mr. Solomon seconded the motion.

The motion to table the case was approved with the following vote:

FOR: Gaines, Armes, Gottsman, Kiehne, Solomon, Thorn, Hagendorf

AGAINST: None

Case No. 933F

Request of Eric Baumgartner of LPA Design Studios, applicant, representing Trebes Sasser, Colony House Apartments LTD, owner, for the significance review of an existing main structure located at 7001 Broadway St in order to demolish 100% of the existing multi-family use building under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Hernandez presented the case. Eric Baumgartner, The Applicant, was present and addressed the board.

Open discussion followed regarding the preservation of trees, future use of the property, and concerns about streetscape and the loss of residential property.

Chairman Gaines opened the public hearing at 6:56 p.m.

Those present and speaking regarding the case were as follows:
John Joseph, 139 Wildrose Ave (Opposed)

Concerns of those speaking regarding the case included that the school district was being dishonest and that they felt misled.

Chairman Gaines closed the public hearing at 6:59 p.m.

Mr. Gottsman left the meeting at 7:02 p.m.

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

The motion failed with the following vote:
FOR: Kiehne, Solomon, Hagendorf
AGAINST: Gaines, Armes, Thorn

The board recessed at 7:05 p.m. and reconvened at 7:10 p.m.

Case No. 934F

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Adham Abdelfattah, owner, for the significance review of the existing main structure located at 434 College Blvd 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. Dave Isaacs, applicant, was present and addressed the board.

Chairman Gaines opened the public hearing at 7:13 p.m.

Those present and speaking regarding the case were as follows:
Randy Wilson, 430 College Blvd (Support)

Concerns of those speaking regarding the case included the removal of asbestos and the safety of the demolition.

Chairman Gaines closed the public hearing at 7:15 p.m.

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

The motion was approved with the following vote:
FOR: Gaines, Armes, Kiehne, Solomon, Thorn, Hagendorf
AGAINST: None

Case No. 936F

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Jorge Contreras, owner, for the significance review of the existing main structure located at 318 Tuxedo Ave 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. Dave Isaacs, applicant, was present and addressed the board.

Chairman Gaines opened the public hearing at 7:18 p.m. No one requested to speak regarding the case so the public hearing was closed.

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

The motion was approved with the following vote:

FOR: Gaines, Armes, Kiehne, Solomon, Thorn, Hagendorf
AGAINST: None

Case No. 935F

Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Jorge Contreras, owner, for the significance review of the existing main structure located at 215 Canyon Dr 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. Dave Isaacs, applicant, was present and addressed the board.

Open discussion followed regarding the notable architect who designed the home and the possibility of renovation instead of demolition.

Chairman Gaines opened the public hearing at 7:25 p.m.

Those present and speaking regarding the case were as follows:

Richard Warren, 2922 Hitching Post St (Opposed)
Ray Leach, 201 Canyon Dr (Opposed)
Elizabeth Smith-Leach, 201 Canyon Dr (Opposed)
Rhonda Theurer, 206 Joliet Ave (Opposed)
John Joseph, 139 Wildrose Ave (Opposed)
Barbra Warren, 2922 Hitching Post St (Opposed)
Morgan Price, 4707 Broadway St (Opposed)
Bea McFadden, 503 Alamo Heights Blvd (Opposed)
Michael Carroll 442 Bryn Mawr (Opposed)
Spencer McKendrick, 900 Tuxedo Ave (Opposed)

Concerns of those speaking regarding the case included the architectural significance, history, and beauty of the home.

Chairman Gaines closed the public hearing at 8:06 p.m.

The board commended the community for providing documents and pictures relating to the significance of the structure.

Mr. Kiehne moved to declare the existing main structure as significant and recommended denial of the requested demolition. Ms. Armes seconded the motion.

The motion to deny was approved with the following vote:

FOR: Gaines, Armes, Kiehne, Solomon, Thorn, Hagendorf
AGAINST: None

Staff Report

Mr. Laney spoke regarding the current demolition process and proposed to request plans for a replacement structure at the time the demolition request is submitted.

There being no further business, Mr. Kiehne moved to adjourn the meeting. Ms. Armes seconded the motion followed by unanimous consent from the board. The meeting was adjourned at 8:37 p.m.

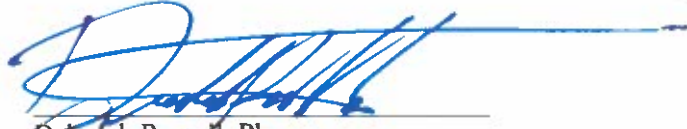
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John Gaines, Chairman
(Board Approval)

8/20/24

Date Signed & Filed



Dakofah Procell, Planner,
Community Development Services