

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
July 18, 2017

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, July 18, 2017, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Mary Bartlett
Diane Hays
Grant McFarland
Mike McGlone

Members absent:

Phil Solomon
Jill Souter

Staff present:

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

The meeting was called to order by Chairman Gaines at 5:30p.m.

Mr. McGlone moved to approve the minutes of June 20, 2017 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone
AGAINST: None

Case No. 662 S – Request of Willie Salas, applicant, for permanent signage at 6401 Broadway (Rise Up Acai Café)

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

Mr. McFarland moved to approve the signage as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone
AGAINST: None

Case No. 676 F – Request of Jack Uptmore, Uptmore LLC, owner, for the compatibility review of the proposed main structure located at 640 Tuxedo Ave 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 owner was present and addressed the board.

The board questioned the proposed exterior materials and expressed concerns regarding inconsistencies when comparing the plans and written scope of work. Mr. Uptmore responded. He stated that they are proposing a standing seam metal roof, hardie siding, and an exposed slab that they would paint to match.

Mr. McFarland moved to recommend approval of the design as compatible. Mr. McGlone amended the motion to clarify with a standing seam metal roof. Ms. Hays seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone
AGAINST: None

Case No. 677 F – Request of Bryan Smith, Vision Design and Build, representing Vineet and Sarah Seth, owners, for the compatibility review of the proposed main structure located at 710 Ogden under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to construct a new single-family residence with attached accessory structure.

Mr. Lutz presented the case. A representative of the contractor and owner were present.

Mr. McGlone expressed concerns regarding the design adding that the proposed roof would be problematic in the future. The representative spoke regarding the lot and its triangular shape made it challenging to build on it. Mr. McGlone stated he understood but felt they could better design the proposed structure.

Ms. Bartlett asked for clarification regarding the site plan. Chairman Gaines added that it was an interesting and unique design but felt the proposed design was not compatible with the neighborhood. Mr. McGlone went on to say he did not feel they took advantage of the property and added that he felt they should go back to square one. Ms. Hays spoke regarding the roof plan and suggested ways to simplify. The owner asked for clarification.

Mr. McFarland stated that it was not the job of the board to tell an applicant to build a one or two-story house – only to look at the compatibility of the design and give feedback to help guide. He added that it was on the owner and/or applicant if they create a design that would have problems in the future. Chairman Gaines spoke regarding the design and its complexity. Ms. Bartlett agreed that it was complex. Mr. Seth, owner, asked if the board felt the roof could be addressed while not affecting the floor plan. Ms. Hays responded.

Those present and speaking regarding the case were as follows:
Will Roxler, 638 Ogden Lane

Mr. Roxler asked if a 3D rendering was available and if there were any plans for solar in the future.

Mr. Seth spoke regarding a deadline for school. He then asked the board to table the case.

Mr. McGlone moved to table the case for the August 15, 2017 meeting at the applicant's request. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Hays, McFarland, McGlone
AGAINST: None

Case No. 678 F – Request of Williams-Hirsch Custom Builders, applicant, representing Alex & Deborah Loukas, owners, for the significance review of the existing main structure located at 372 Blue Bonnet under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and all accessory buildings.

Mr. Lutz presented the case. The applicant and Mrs. Loukas, owner, were present and addressed the board. They stated no heritage trees removal is proposed.

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

The motion was approved with the following vote:
FOR: Bartelett, Hays, McFarland, McGlone
AGAINST: None

There being no further business, Ms. Hays moved to adjourn the meeting, seconded by Mr. McGlone and unanimous vote to support the motion. The meeting adjourned at 6:29p.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)

8/15/17

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services