

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
July 21, 2020

The Architectural Review Board held a regular meeting via telephone conference on Tuesday, July 21, 2020, at 5:30p.m. due to pandemic, COVID-19, also known as coronavirus.

Members composing a quorum of the Board via roll call:

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

Members absent:

Grant McFarland
Phil Solomon

Staff members present:

Nina Shealey, Assistant City Manager
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:31 p.m.

Mr. McGlone moved to approve the April 21, 2020 meeting minutes as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote via roll call:

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

Chairman Gaines announced the minutes of the May 19, 2020 meeting were not available for review and the item was rescheduled for the next regular meeting. No action was taken.

Case No. 802 S – Request of Industry Signs, applicant, for permanent signage at 5903 Broadway (Merit Coffee).

Ms. Shealey presented the case. The applicant was not available.

The board expressed concerns regarding the total number of signage and questioned staff regarding code regulations. A discussion followed regarding interpretation and concerns of installing signage prior to receiving an approval.

Mr. McGlone moved to approve three (3) Merit Coffee logos on the doors only. Ms. Hays seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Gaines, Bartlett, Hays, McGlone, Thorn

AGAINST: None

Case No. 778 F – Request of Jorge Cavazos and Yvette Almendarez, owners, for the compatibility review of the proposed design located at 223 Allen in order to construct a new single-family residence with attached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case and provided background information. The owners and their architect were available and addressed the board.

There was a discussion regarding the proposed site plan and the view of the proposed from the street. Staff clarified regarding the proposed elevations and the topography in relation to the streetscape. Additional questions followed regarding the proposed project and the applicants responded.

Mr. McGlone moved to table the case for the next scheduled meeting and the applicant provide 1) accurate topography with 3-D image illustrating entrance from Allen St that shows the slope of the driveway in relation to the house, 2) submit sufficient detail of window types, material, and description for the board to review the compatibility, and 3) suggested the option to provide cross sections through the site that represent the relationship of the proposed project to the property immediately to south. Mr. Thorn seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Gaines, Bartlett, Hays, McGlone, Thorn

AGAINST: None

Case No. 803 F – Request of Williams-Hirsch Builders, applicant, representing Gail Ann Gonzalez, owner, for the significance review of the existing main structure located at 207 Abiso and compatibility review of the proposed design in order to demolish 100% of the existing residence and construct a new single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. Jim Williams, builder, addressed the board and spoke regarding the project.

The board commended on the design but expressed concerns regarding the chimney and whether or not it would meet the building code. Questions followed regarding the accessory structure and if the siding of the garage and house would match. The applicant stated it would.

Mr. Thorn moved to declare the existing main structure as not significant and recommended approval of the design as compatible with the caveat that the chimney meet building code requirements. Ms. Bartlett seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Gaines, Bartlett, Hays, McGlone, Thorn

AGAINST: None

Case No. 804 F – Request of Dave Isaacs Homes, owner, for the significance review of the existing main structure located at 212 Argo and compatibility review of the proposed design in order to demolish 100% of the existing residence and construct a new two-story single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. The owner was present and addressed the board.

There was a discussion regarding the porch and suggested utilizing the full 4ft encroachment allowed by code and went on to commend on the design.

Mr. Thorn moved to declare the existing main structure as not significant and recommended approval of the design as compatible with the porch extension into front yard setback. Ms. Hays seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Gaines, Bartlett, Hays, McGlone, Thorn

AGAINST: None

Case No. 805 F – Request of Dave Isaacs of Dave Isaacs Homes, applicant, representing Dan Ward, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 275 Claywell in order to demolish 100% of the existing residence and construct a new single-family residence with detached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Ms. Shealey presented the case. The applicant and owner were present and addressed the board.

The proposed Bungalow design was decided to keep the same style as the surrounding neighborhood. Exterior finish materials would be fiber cement all around with no stucco. A discussion followed regarding the exterior finish and the board suggested columns to match the rear porch and to look at the window pattern in conjunction with the columns. They went on to discuss the proposed roof plan and suggestions to revise. They added that craftsman style homes rarely have square windows but added that the open floorplan was straight forward and simple.

Ms. Hays moved to declare the existing main structure as not significant and recommended approval of the design as compatible with revision to the roof gable, columns be consistent, and windows more like a craftsman design. Mr. Thorn seconded the motion.

The motion was approved with the following vote via roll call:

FOR: Gaines, Bartlett, Hays, McGlone, Thorn

AGAINST: None

Mr. McGlone expressed concerns regarding receiving case information and how it can cause confusion if different from the presentation. A discussion followed regarding the process.

There being no further business, Chairman Gaines moved to adjourn the meeting. The meeting was adjourned at 8:39p.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)

08/18/2020
Date Signed & Filed



Lety Hernandez, Planner
Community Development Services