

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD

MINUTES

August 15, 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, August 15, 2017, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman
Diane Hays
Grant McFarland
Mike McGlone

Members absent:

Mary Bartlett
Phil Solomon
Jill Souter

Staff present:

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

The meeting was called to order by Chairman Gaines at 5:35p.m.

Mr. McFarland moved to approve the minutes of July 18, 2017 as submitted. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

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

Case No. 681 S – Request of Aetna Signs, applicant, for permanent signage at 6101 Broadway St (Capital Title)

Mr. Lutz presented the case. Larry Gottsman, applicant was present.

Mr. McGlone asked for clarification regarding the graphics. Mr. Lutz responded.

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

The motion was approved with the following vote:

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

Case No. 680 S – Request of Seguin Canvas & Awnings, applicant, for permanent signage at 5934 Broadway, Ste 1 (Felder Gallery)

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

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

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone

AGAINST: None

Case No. 677 F – Request Brian 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. He spoke regarding the previous design in comparison to the revised plans. Michael Cortez, Designer, and Mr. Smith, applicant, were present and addressed the board.

Ms. Hays questioned whether the applicant was supposed to provide a 3-D rendering. Mr. Lutz responded that staff had not received one from the applicant. Mr. Cortez spoke regarding the roof plan and provided a model for the board to view and spoke regarding the design. Mr. Smith spoke regarding the surrounding homes and that they were just trying to keep in line with the others on the street and neighborhood. Mr. McGlone responded regarding the designs referenced by the applicant. He added that the complexity of the proposed roof was a result of the proposed plan. He went on to say the plan was difficult in terms of the shapes of the rooms because it was filling up the entire site and, inherently, the roof became complicated and almost impossible to resolve. Mr. McGlone added that changing the roof from a shed type to a hip, in his opinion, did not help.

Ms. Hays stated that she felt it was a little better than what they presented before adding that the proposed gables were more compatible with the surroundings. She agreed that the complexity of the roof was based on the pattern of the plan.

Mr. Cortez responded to the boards concerns and spoke regarding the design and shape of the lot while attempting to meet his clients' needs. Mr. Seth spoke regarding the floor plan stating it is based on their needs. Mrs. Seth spoke and added that a lot of thought had gone into the proposed design and would not compromise stating that they would wait out if needed.

Mr. McFarland spoke regarding the surrounding area adding that he did not have an issue with the way the house's design and placement on the lot. He went on to say that the board was supposed to analyze whether the proposed design is compatible with the other houses in that part of the neighborhood adding that Alamo Heights had a bunch of different neighborhoods with different designs that were not compatible on all areas. He added that it appeared the applicant would have an uphill battle, based on the comments, and that was why he had suggested last meeting to get a finding and make a recommendation to Council.

Chairman Gaines felt the design had made a positive movement and asked that the designer speak regarding a front element. Mr. Cortez responded. Ms. Hays felt that the model provided would work with minor changes. Mr. Gaines clarified that the board wanted a simplified design for the landowner's benefit regarding construction costs and maintenance. Mr. McGlone spoke regarding the design and stated that he would not vote for the project until he was able to see it again. Mr. Seth

asked if it was possible to make a recommendation with necessary modifications due to the upcoming Council meeting. An open discussion followed between the board members and applicant.

After further discussion, Mr. McFarland recommended approval and proposed the plan as submitted and discussed today on public record be resubmitted by Friday, August 18, 2017 by 5pm to include plans for the first floor, second floor, roof plan, and front elevation. He added that the board will review those plans as submitted over the weekend and, by close of business on Monday, August 21, 2017 by 5pm, will make a recommendation on plans as submitted, for submission to City Council. Mr. McGlone amended the motion to include all elevations. Chairman Gaines amended to add provisional approval to the motion. Ms. Hays amended to add the modification of the roof and rework the front elevation to simplify. Mr. McGlone seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone

AGAINST: None

Case No. 675 F – Request of Robert Price, owner, for the significance review of the existing main structure located at 417 Patterson under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure and all accessory structures.

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

Mr. McGlone moved to declare the structure as not significant and recommend approval of the demolition as requested. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone

AGAINST: None

Case No. 679 F – Request of Williams-Hirsch Custom Builders, applicant, representing Alex & Deborah Loukas, owners, for the compatibility review of the proposed main structure located at 372 Blue Bonnet 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 and Mrs. Loukas, owner, were present.

Mr. McGlone stated that the proposed was a nice design. He then moved to declare the proposed design as compatible and recommended approval of the design as submitted. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, Hays, McFarland, McGlone

AGAINST: None

Mr. Lutz informed that staff would present an overview of the proposed Sign Regulations in the near future.

Chairman Gaines spoke regarding staff correspondence reminding members to reply only to the sender.

There being no further business, Mr. McGlone moved to adjourn the meeting, seconded by Mr. McFarland and unanimous vote to support the motion. The meeting adjourned at 6:20p.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)

10/3/17

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services