

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
August 16, 2022

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, August 16, 2022, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Chairman  
Karl Baker  
Larry Gottsman  
Grant McFarland  
Lyndsay Thorn

Members absent:

Diane Hays  
Phil Solomon  
Adam Kiehne, Alternate

Staff members present:

Lety Hernandez, Director of Community Development Services

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

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Mr. Gottsman moved to approve the meeting minutes of the June 21, 2022 meeting as presented. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Baker, Gottsman

AGAINST: None

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**Case No. 886 S – Request of Peter Stainken, applicant, for permanent signage at 5424 Broadway St (Material Bespoke Stone & Tile Showroom).**

Ms. Hernandez presented the case. Mr. Stainken, applicant, was present and addressed the Board. Mr. Stainken presented a modified plan.

Mr. Gottsman asked the applicant about lighting and Mr. Stainken responded. Mr. Gottsman asked the applicant if there would be any change to the existing pegasus on top of the business and Mr. Stainken replied there would not be.

Mr. Gottsman moved to approve the signage as amended. Mr. Baker seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Baker, Gottsman

AGAINST: None

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**Case No. 870 F – Request of Jack Dabney of Dabney Homes, owner, for the compatibility review of the proposed design located at 227 Rosemary in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Jack Dabney, owner, was present and addressed the Board.

Mr. Thorn asked about the impact of looming height regulations on the design and Mr. Dabney responded.

Mr. Thorn asked the applicant about the choice of windows and an open discussion followed regarding the type of windows.

Chairman Gaines opened the public hearing at 5:51 p.m. but no one was present to speak with interest in the case so the public hearing was closed.

Mr. McFarland moved to recommend approval of the proposed design as compatible. Mr. Gottsman seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Baker, Gottsman

AGAINST: None

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**Case No. 885 F – Request of La Pilla Ventures, owner, for the significance review of the existing main structure located at 124 & 126 Wildrose 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. Myles Caudill, representing the applicant, was present and addressed the Board.

Mr. Baker asked why they were keeping the garage and Mr. Caudill responded. He went on to say that he was in the process of designing the home to be constructed and was drawing inspiration from the surrounding neighborhood.

Chairman Gaines opened the public hearing at 5:55 p.m.

Those present and requesting to speak regarding the case were as follows:  
Felicia Brooks, of 147 Wildrose (via teleconference) (neutral)

Chairman Gaines closed the public hearing at 6:01 p.m.

Concerns of those speaking regarding the case included wanting to keep the structure given its age and that it was one of the few remaining duplexes in the neighborhood. Chairman Gaines stated the use of the property doesn't affect significance. Ms. Hernandez informed on the criteria used to determine significance.

Ms. Brooks asked if the existing trees on the property would remain and Mr. Caudill stated they would.

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

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Baker, Gottsman

AGAINST: None

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**Case No. 887 F – Request of Christopher Guido, owner, for the compatibility review of the proposed design located at 201 Oakview E in order to add a 2<sup>nd</sup> story to an existing detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).**

Ms. Hernandez presented the case. Mr. Guido, owner, was present and addressed the Board.

Mr. Thorn asked about looming regulations and Ms. Hernandez spoke regarding use of the exemption.

Chairman Gaines asked the applicant if the main structure was a new construction and Mr. Guido responded that there had been a recent expansion to it.

Chairman Gaines opened the public hearing at 6:07 p.m. but no one was present to speak with interest in the case so the public hearing was closed.

Mr. McFarland moved to recommend approval of the proposed design as compatible. Mr. Thorn seconded the motion.

The motion was approved with the following vote:

FOR: Gaines, McFarland, Thorn, Baker, Gottsman

AGAINST: None

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There being no further business, Mr. Baker moved to adjourn the meeting. Mr. Gottsman seconded the motion. The meeting was adjourned at 6:08 p.m. with unanimous consent of the Board.

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**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.**



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John Gaines, Chairman  
(Board Approval)

12/20/22  
Date Signed & Filed



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Daniel Thale-Galat  
Community Development Technician